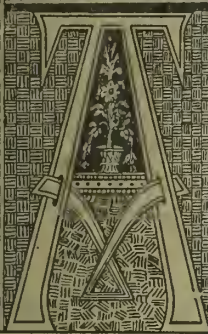


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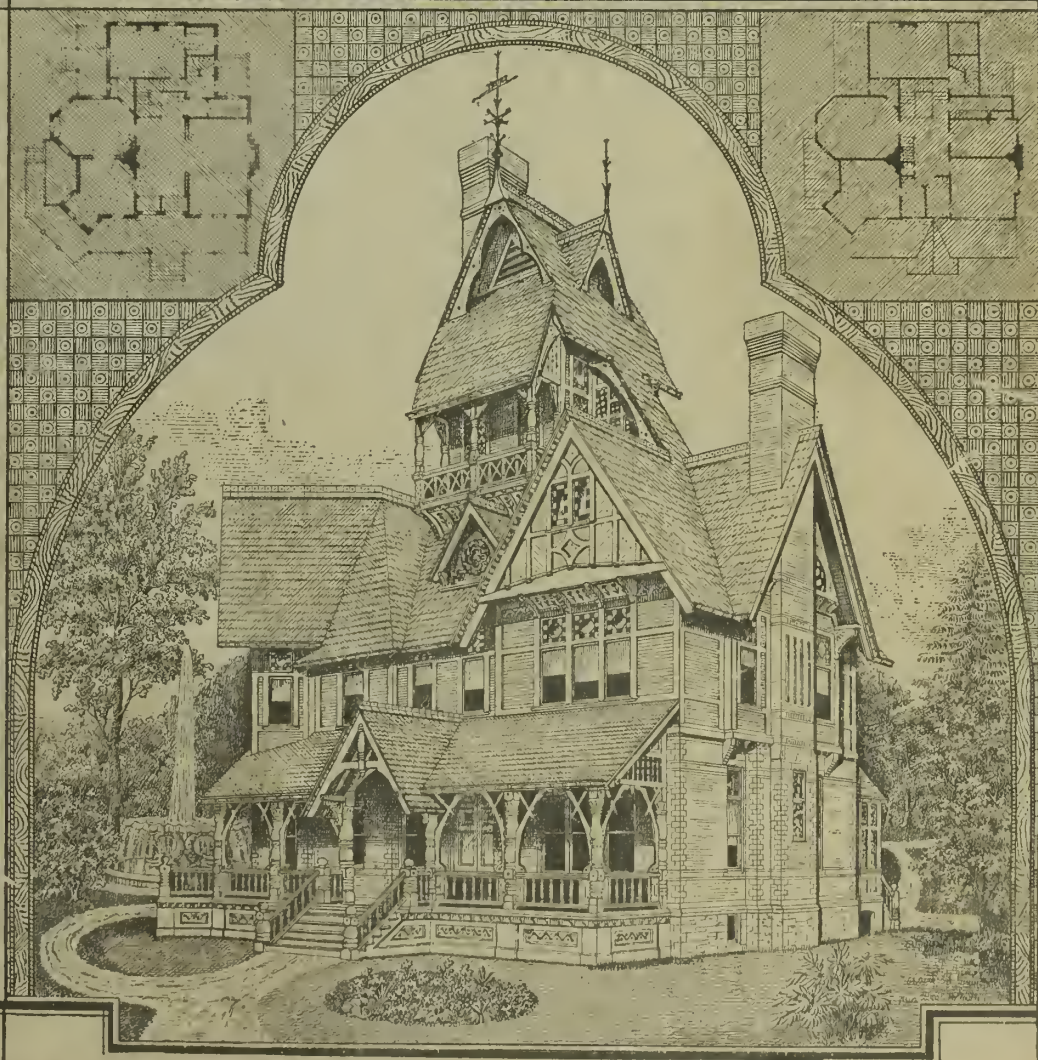
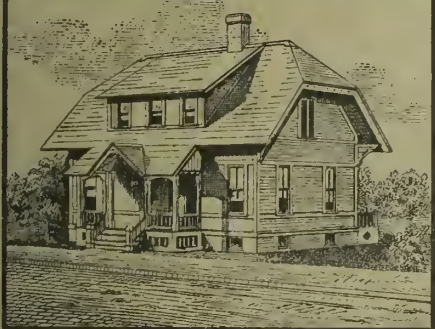
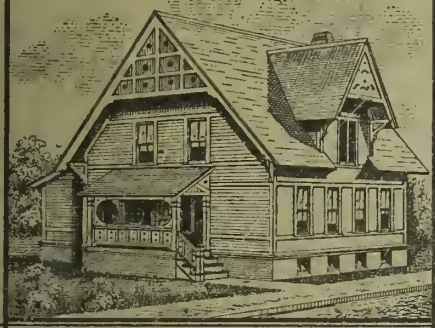


AMERICAN

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ARCHITECTURE



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P17

PALLISER'S AMERICAN ARCHITECTURE;

OR

Every Man a Complete Builder.

BY

PALLISER, PALLISER & CO., ARCHITECTS,
NEW YORK.

Authors of "Palliser's Useful Details," "Palliser's New Cottage Homes and Details," "Palliser's Building Specifications and Contract Blanks," etc., etc.

(Copyright 1898, by Palliser, Palliser & Co.)

1903 EDITION.

NEW YORK:
J. S. OGILVIE PUBLISHING COMPANY,
57 ROSE STREET.

"When we mean to build,
We first survey the plat then draw the model;
And, when we see the figure of the house,
Then must we rate the cost of erection;
Which, if we find outweighs ability,
What do we then but draw anew the model
In fewer offices; or, at least, desist
To build at all? Much more in this great work
Which is almost to pluck a kingdom down,
And set another up should we survey
The plat of situation, and the model;
Consent upon a sure foundation;
Question surveyors; know our own estate,
How able such a work to undergo;
To weigh against his opposite: or else
We fortify in paper and in figures,
Using the names of men instead of men;
Like one that draws the model of a house
Beyond his power to build it; who, half through
Gives o'er, and leaves his part created cost
A naked subject to the weeping clouds,
And waste for churlish Winter's tyranny."

KING HENRY IV., Act 1, Scene 3.

"If half the thought which is given to
obscure questions in theology or metaphysics
had been given to the question of making men
more comfortable by building better habitations
for them, what a much happier and more com-
fortable world it would have been!"

SIR A. HELPS.

PREFATORY.

The title of this book sufficiently indicates its character to which we may add that the aim has been to present a variety of plans which, with few additions and changes, can be adapted to the requirements and individual tastes of those about to build, whether living in town or country.

The plans have been built from and their practicability proven, giving also correct figures of cost, but, owing to the variation in prices of materials and labor in different localities and at different times, they should be accepted with caution and as not adapted to every circumstance and locality.

The plans shown give a great variety of arrangement and style, and are well adapted to meet the wants of the masses for tasty, convenient and economical buildings; in fact, this book is offered as a plain and practical aid to people who desire to build at moderate cost, though it is not supposed that everyone will be able to find exactly the very thing he needs, but he will be able to learn what at least are his requirements, and gather ideas so as to be able to meet them, and he can procure from us at reasonable rates working plans and specifications with any changes desired for any plan shown in this work, or for that matter in any book, periodical or journal ever published.

Very respectfully,

PALLISER, PALLISER & CO.

PLATE I

Represents the title-page of this work, which has been deemed best to be made a useful plate, by showing the perspective views of Designs 1, 2, 3, and 23, these designs being without views on the plates where they are illustrated.

The large perspective view is of a neat cottage erected at Seaside Park, Bridgeport, Conn., one of the most charming places in New England. The first story is built of fine Trenton pressed brick, trimmed with buff and chocolate-colored brick and Longmeadow brown stone, the second story being of timber construction; roofs covered with black slate, ridges of terra cotta; upper part of all windows filled with stained glass; windows fitted with rolling Venetian blinds. The first floor is finished in ash, with paneled ceilings and hard-wood floor; second floor in pine, finished in natural color. All rooms have open fire-places, built of buff brick and furnished with hard-wood mantels.

First floor contains main hall, ten feet wide, having tiled floor and with large open fire-place in same, and is connected with parlor by sliding doors, so that on special occasions they can be thrown together. The dining-room and library are connected in like manner, and have a handsome conservatory with tiled floor adjoining on south side. A toilet-room is placed in rear of main hall, which is convenient to the stairs and back hall. The kitchen is in rear wing, and communicates with dining-room through waiter's pantry. Store pantry and ice-closet are on the north side, the ice being put into ice-tank from outside, through a door provided for that purpose. Back hall contains back stairs, also communicates with cellar, kitchen and main hall.

Second floor—Five chambers, three dressing rooms, bath-room, cedar and linen closets. A fine room on third floor is provided for servant and there is also a large attic for storage.

The room in tower is 10 x 12 feet in size, with large open fire-place; is designed for use, and commands an excellent view of Long Island Sound and the surrounding country.

Laundry and drying room are placed in basement under kitchen.

This cottage is intended for a first-class residence, is furnished with all modern improvements and conveniences, and heated by indirect heat.

This handsome and popular residence has been adopted and erected with modifications by many people all over the United States and Canada at various cost, ranging from \$4,750 to \$13,000.



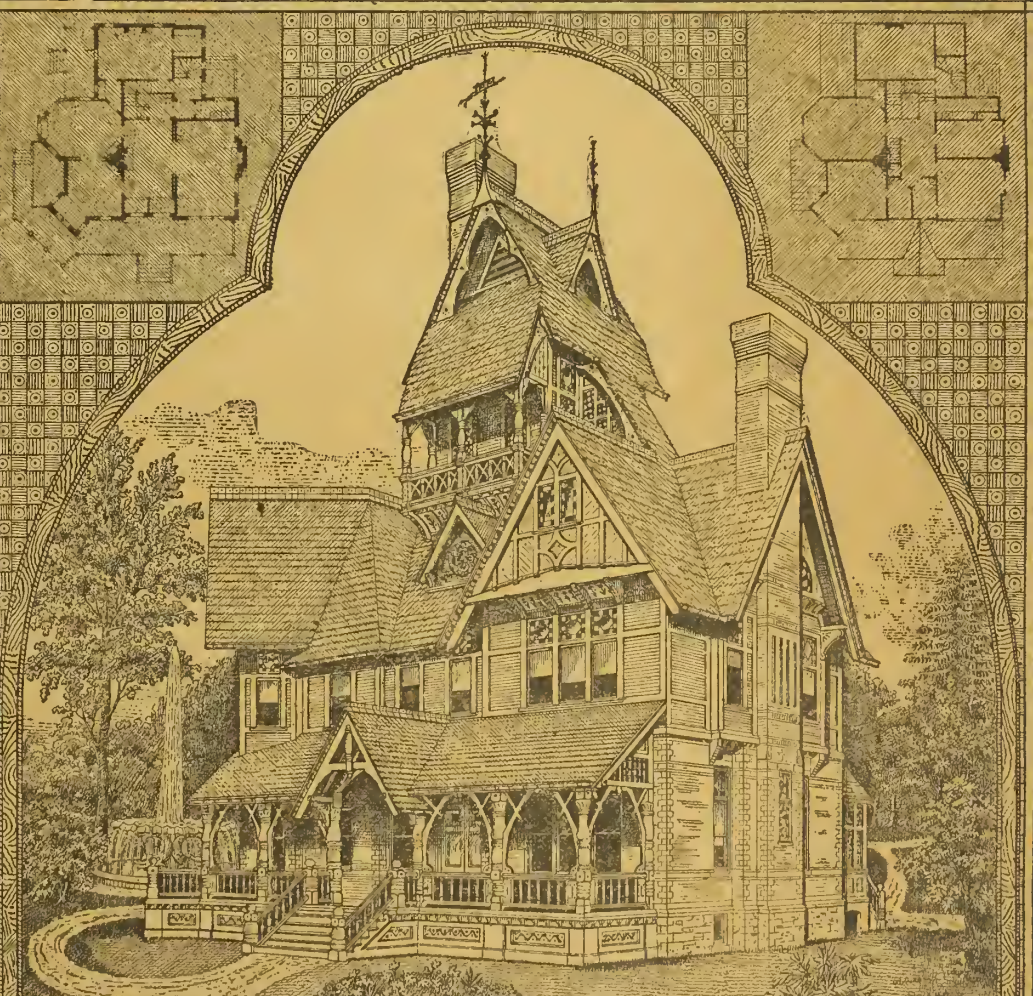
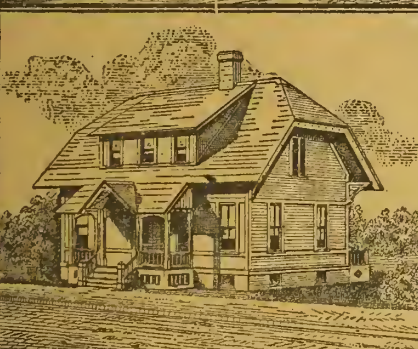
ARTS AND CRAFTS



AMERICAN



ARCHITECTURE



PALLISER & CO
PALLISER & CO
ARCHITECTS
NEW YORK
CITY



PLATE 2.

DESIGN 1—Shows plans and elevations of a plain cottage house of eleven rooms, suited to the wants of a family requiring a large amount of room at a small expense, and was designed for a Western farm house. Cost, \$1,500.

DESIGN 2—Represents a tasty cottage, with four rooms on first floor and two rooms on second floor, and contains all the convenience generally required in a house of this class, having good closets and pantry, with cellar under the whole house, making a very desirable cottage residence for the very small sum of \$850. (See specifications in latter part of book.)

DESIGN 3—Is a small, neat cottage house, with three rooms on first and two on second floor, which would make a good house for the southwestern part of the country; estimated cost of which is \$800.

HINTS ON BUILDING.

One of the first and most important things to be settled in the erection of a home is a site, and it is not at all surprising that there are so many who never give the matter of location the first thought, further than, is it a good neighborhood; are there good neighbors; and is the price reasonable. To such we say this is all wrong and we speak from actual experience. John Jones, who is a real estate agent, and has the sale of a piece of ground he wishes you to buy, will not point out to you the defects in the ground or anything that is detrimental to the property, but will fully explain its good points. The first thing to do is to find out what the nature of the ground is, as some locations are resisting—others soft and compressible to various degrees; is it made ground? for you must only build on firm and solid ground; or is it a sand and gravel bottom? Take a spade, dig down four or five feet and see for yourself what it is. If your cellar bottom is placed in a layer of hard pan, as we have frequently seen them, then the treatment of drainage should be different, so as to keep it dry; and while it makes a firm foundation for the building, yet sand or gravel is preferable on all accounts, for if the weight compresses the bed of sand and forces it to settle, the settling is regular, and hence free from danger.

The alluvia formed by sluggish water courses that naturally flow through the interstices of a hard or clayey soil are very injurious to the health of the occupants of a house erected over such ground; and in the erection of such great care should be exercised in the matter of drainage, so as to keep the cellar bottom dry and free from moisture; the foundation walls should descend below the cellar bottom sufficient to allow a drain to be laid on and around the outside of walls, and the bottom part of this drain should be one foot below the level of cellar floor: this drain should entirely encompass the building at a distance of a few inches from walls and the water as it sinks through the soil will be thus arrested in its progress by the drain and drawn off from the building, leaving the entire ground under your house free from moisture. This drain will carry the water where you wish, and can have branches connecting with roof leaders to carry off the waste water from the roof; also the necessary branches can be connected from inside, so as to carry away all surplus and waste water from all parts of the house.

We strongly advise this method of draining all houses, no matter what the soil may be; and even if it costs a little more to put in the drains this way it is preferable to any other. The leader pipes from the roofs form a series of ventilating shafts for the drains, a feature that is desirable and necessary, as they will carry the gases generated in the sewer up above the roof of the house where it will pass away and do no harm; care should be taken not to have any leader openings in roof near to or under upper story windows; there should also be a running trap between the connection to the house and the sewer in main pipe; this should be put as near the house as practicable and a leader branch or vent pipe connected as near to it as possible—this for proper ventilation, as the trap is liable to syphon dry if not ventilated.

A cellar bottom should be thoroughly cemented tight with cement concrete, which should be not less than two inches in depth to obtain a good bottom, and should not be made of nearly all sand or gravel—as some masons try to do, presuming to save cement—but

should have a proper proportion of good cement thoroughly mixed in with it and properly laid.

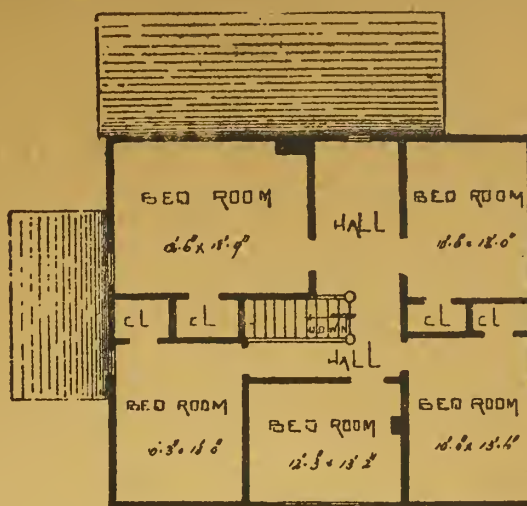
When the people who build homes have had the experience the writer of this has, and had to fight scarlet fever and diphtheria and grim death himself through the want of a proper system of sewerage, then they will perhaps begin to realize that this is indeed one of the first and most important things to be taken up in the planning and erection of a home, and one which will not bear a saving at the spigot and wholesale waste at the bung hole.

What is architecture? What is anything? If we look out of our windows what do we see? perhaps nothing but the verdant fields covered with their vegetation and dotted here and there with green trees, which at this time form a pretty and attractive picture to look upon, or we see perhaps a thickly populated district where little else is to be seen but brick walls, tin roofs, skylights to light down into bodies of stores where fine displays of fancy and useful goods of every description are seen, to meet the wants of all classes. The green verdant fields we see are the natural results of the seasons, which are regulated by the hand of the divine architect, and constitute the motive power whereby all living creatures on land move and have their being; the houses, walls, roofs and skylights we see are a necessity that we must have to shelter us from the wind and rain and allow us to see and act in places where but for them it would be cold and dark; and as we look out and see these things, and reason, we find that these forms are an expression of our wants and thus have good reason for existence.

As the ancients found at the commencement of the world that it was necessary to protect themselves from the wind and the rain and cold, they undoubtedly went to work with such materials as they had at hand and erected for themselves huts or tents, made probably with sticks or leaves, or perhaps mud, and as they progressed in civilization they thus were educating themselves to better supply their wants, and as one improvement was made it suggested another; and so on, *ad infinitum*, until we have now reached an era of civilization that one hundred years ago was never dreamt of, nor would have been credited. As the erection of the humble abodes in ancient times was a direct result of necessity, so it is now; and as the times have so changed and men's ideas with them, we have architecture on an improved scale. If anyone doubts this we advise him to betake himself to the woods, and look about and see what he can do with regard to housing himself with the means and materials found there, and no doubt in nine cases out of ten he would not do much better than the ancients did; and as it is a necessity that we should be housed and protected from the inclemency of the weather, it is through this necessity that we learn to reason and to apply our reasoning powers to each special case, for what answers one case will not do for another. There is no method, no recipe, no procedure that can be applied, for we must observe circumstances, facts, habits, climate and hygienic conditions as well as the individual wants of the occupants. And as the materials and means of execution are every day modified or changed, we must follow these variations, and a good practitioner in the art must have a working power and independence of character, a thorough knowledge of business, enough energy and tenacity, and assert his authority—saying I will only accept this or that so far as I find them useful, and to serve my purpose; he must have character, and ascertain by his reasoning and working, and not allow himself to be seduced by attractive appearances; must express his thoughts clearly and reflect



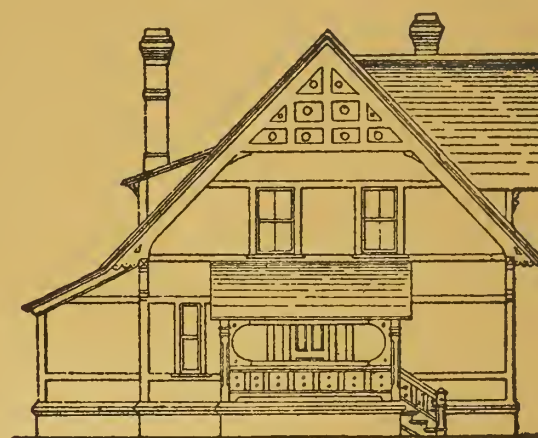
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SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION



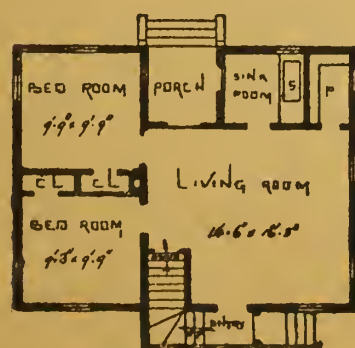
FIRST FLOOR



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR



SIDE ELEVATION



FRONT ELEVATION

PLATE 3.

DESIGN 4—Illustrates a one-story cottage, having four rooms on first floor and room for two bedrooms in attic, which, for convenience and economy, speaks plainly for itself, and when executed makes a home which no one need be ashamed of; it is equally adapted to city or country and can be erected in a neat and substantial manner for \$700.

DESIGN 5—Six-room cottage, suitable for erection on a small city lot. Cost, \$900.

DESIGN 6—Is a small cottage of two rooms on first floor, with good pantry and closet: stairs to loft over and cellar under. Cost, \$325.

before speaking, and if nature has endowed him with genius, such will be—if his reasoning powers are properly applied—a splendid compliment to his faculties. But without reasoning, genius would only serve as a stumbling block and had better lay dormant.

What has been done before our time must not be ignored, as it is a good acquired, a common storehouse filled with the reasonings and works of our predecessors, and which has been handed down to our own time for us to start from. Architecture is an art, and the true architect should so wield this art that it be but the faithful expression of the times as we see them, that the building may be in truth the envelope of that which it contains. To be a good architect is to be a good reasoner, and to reason well is to work well, for the one is subservient to the other. All the essential conditions must be thoroughly reflected on—the client's needs fully known. Then the result can be placed on paper, for nothing must be left to chance; every function must know and fill its place, and every particle in value must be in relation to the whole, so as to render them intelligible to those who execute them. This is what is commonly meant by Architecture.

The simplest way to study architecture is by practising it, and though many are taught to conceive and plan buildings that cannot be constructed, only on paper, under the shallow pretext of preserving high art, they soon tire of putting these conceptions on paper, when they see the success that attends the working and practical architect, whose buildings are daily growing more and more beautiful the more difficulties he has to encounter. Construction outside of a certain scientific and practical knowledge can only be studied by experience, a habit of reasoning and obedience to the rules of good sense, and he who disdains this natural faculty under the pretence that it hampers inspiration, will always see his conceptions applied to paper where they hurt nobody; for to carry out such whims costs dear, and as practical men always exercise their reasoning powers and good sense in erecting a home, they then have a right to consider it inopportune and stop before they begin.

There are a great number of people who, intending to build for themselves homes, have an idea that only symmetrical houses look well. This class of people are to be met with almost every day in the week in the experience of an architect who is consulted by a large number of clients, and we have frequently been very much tried in our patience and labors in preparing plans to suit the wants of such people, therefore we now propose to have a few words to say to this class of clients.

A close observer in traveling through the country towns and villages in almost every portion of our country, cannot fail to notice the sameness and monotony of most country residences, which are nearly all built after one order, and very frequently a large number in each village all just alike, presenting symmetrical aspects. There is the country house of, say, from 36 to 40 feet front; the front door in the center, two windows on each side, two story high, and roof about 1-3 pitch, with that same old box cornice—we presume they copied from what Noah had on the Ark. This matter of symmetry is a very grave question, and one which may work well enough on large public buildings but should have nothing to do with the design and arrangement of private dwellings. Fancy your building a house with the sitting and dining room on the south side, to which you want bay windows; and as the kitchen comes on the north side, as it is necessary to have a symmetrical house, it must have a bay window there also, or else dispense with the bay on south side. There are undoubtedly a great

many people who are willing to satisfy their vain pleasure of displaying outside, regular and monumental exteriors, by sacrificing the everyday conveniences which are so essential to the comforts of a home.

Symmetry applied to private architecture is an invention that has had its day and is completely run out, except in rare cases, where old fogyism holds the sway and rules supreme. The most convenient homes are those which are planned with a special reference to satisfy the needs of its occupants and so as to avoid all useless expenditures—and we might add these are the most pleasing in point of aspect, for the simple reason that they clearly show the purposes for which they are built.

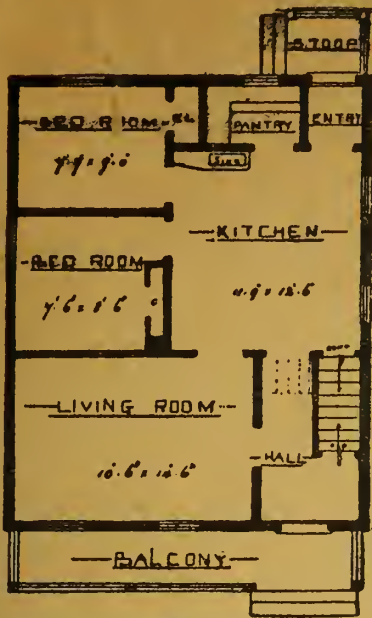
The ancients never troubled themselves about symmetry in their residences; the houses at Pompeii are not built with any regard to it, and the villa or country house, of which Pliny has left us a full description, does not give us any appearance of symmetry.

In designing homes we must follow the laws of common sense, and not sacrifice interior comfort for the satisfaction of displaying an outside show which is offensive to the cultivated eye. But let us have homes wherein nothing whatever is conceded to a false luxury, and where harmony says that though here is a small and there a large opening to suit the interior requirements, they are so grouped and blended together that they produce a pleasing and picturesque exterior and which, when finished, will cost us no more, as we shall have nothing concealed, nothing artificial, nothing useless; all the details throughout, though modest, being direct results and a necessity of the structure and requisite to suit the needs of the occupants, so that the structure when built will always permit you to see its organs and how these organs work. This sort of construction is the only satisfactory one to people of sense and taste, there being a good reason for it.

In building, every detail is worthy of close attention and everything should be taken into account. In all things the way to avoid an evil is to analyze and search for its cause and to determine its effects, for we can only appreciate what is good by a knowledge of what is bad; so much so that in the absence of the bad we cannot admit that the good exists. And it requires a large experience to know what must be avoided in building, while if you are born an architect you will readily discover in what the good and beautiful exists; and if not, all the examples that the world contains will not give you talent. A sight of the finest achievements of the art may pervert the minds of some, if when they see them no one is there to explain how the authors succeeded in making them beautiful, because they avoided falling into such and such faults.

An exact mind and experience is only acquired by long and tedious study, and the observation and experience aid us to recognize what is bad and avoid it; besides what is good in one place is bad in another, by reason of climate, habits, and the quality of the materials and their adaptability to this or that local circumstance. You cannot establish absolute rules in building, since experience, reasoning and reflection must always intervene when building is undertaken; all the special circumstances which come up in an architect's career have to be dealt with and worked out in a certain method to solve the problem, and it requires no small amount of intelligence and observation to work out these cases in a manner that no given rule ever yet invented could foresee.

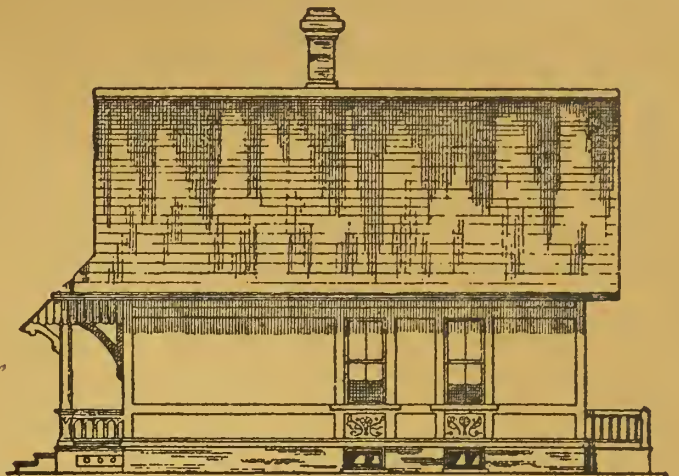
There is in every community a class of persons who sow broadcast their advice to any and every one with whom they come in con-



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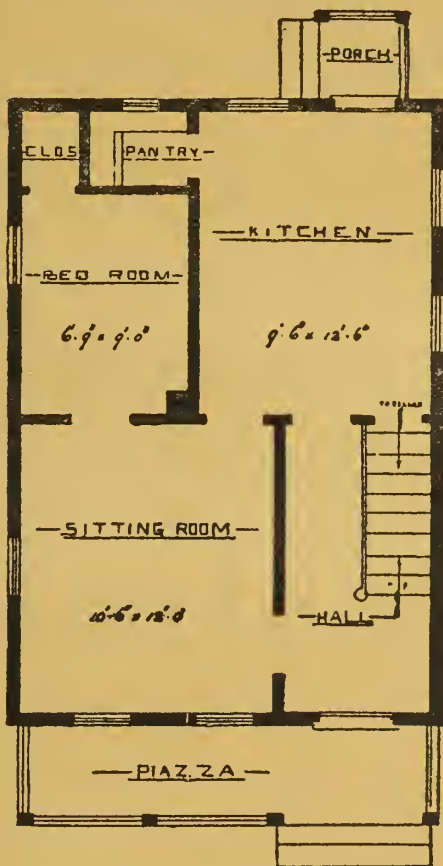
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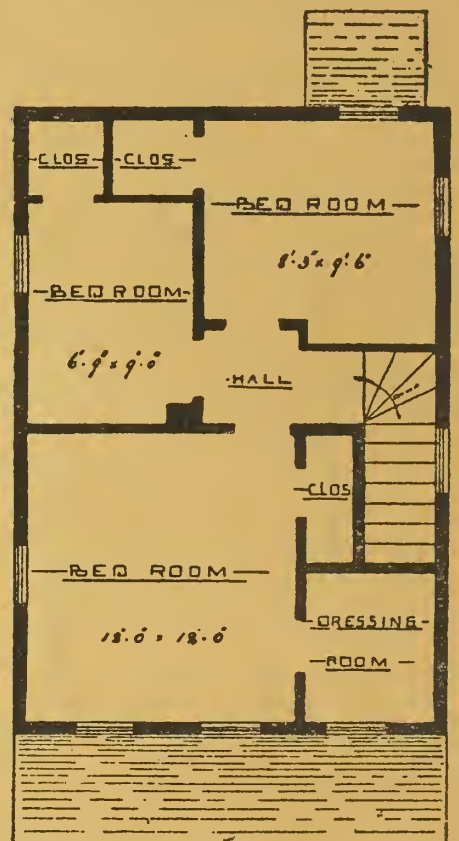
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— FRONT ELEVATION —

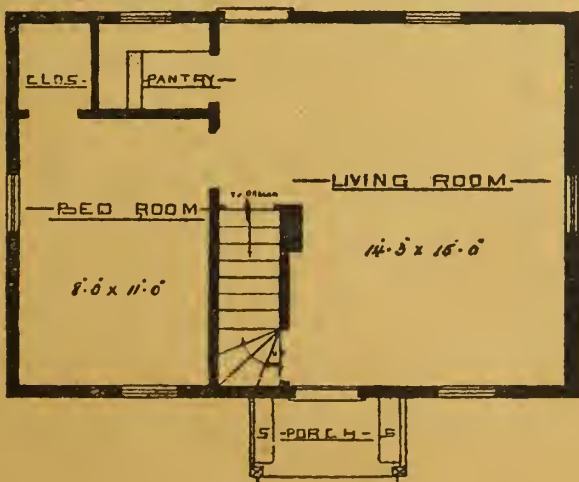


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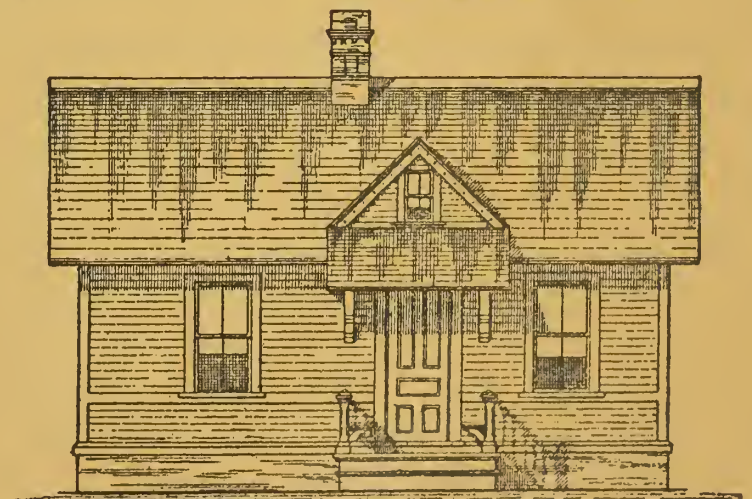


— SECOND FLOOR —

SCALE 0 5 10 15 20 OF FEET



— FIRST FLOOR —



— FRONT ELEVATION —

PLATE 4.

DESIGN 7—Shows plans and elevations of a two-story cottage house, so arranged as to accommodate either one or two families. Cost, \$1,000.

DESIGN 8—Illustrates a neat six-room cottage, giving two sets of floor plans for same elevations, the changes in plans being brought about by a change in the location of stairs. Cost, \$875

tact who may be interested in the erection of buildings—men who have read and traveled and who know a little of everything, and whose opinions are greatly respected in their neighborhoods. These men always pretend to give a simple solution to everything, whether politics, science, commerce or even the arts; they have themselves built houses, and were their own architect, making their own plans and contracts, treating directly with suppliers and supervising the works—men who are by themselves regarded as infallible judges on every subject that comes up; they are honest, polite, and sometimes even generous to those who may, through interest or conviction, flatter their eccentricities. Such are some whose experience has cost them dear, and having had such misadventures are ever ready to try help snatch one—a brand from the burning as it were—and who are ever ready with “Will you permit me a few remarks;” and they proceed after this wise: “Now really this all looks very nice on paper, and seems to be excellent; still as I have seen and compared a good deal, I tell you frankly I don’t think that this is really just the thing for you; excuse me, but do you see the size of this room? why, it don’t come in to suit carpets; now when I have built a house, I have always made it so as to fit carpets, and I should strongly advise the making of this room eight inches wider, so as to accommodate five breadths of carpet. Now this I think is an indispensable feature, as it never seemed to me right to turn the carpet under;” still, when you inform him that the floor in question is to be of hardwood with a border of darker wood around it, he is never taken back but still insists that the change should be made, as it may be carpeted some time. “Yes, there are some very good ideas in the plan, but I think if I were you I would throw those two small rooms into one and have one large room. I have seen houses something like this arranged that way; then I think instead of passing through this closet from dining-room to kitchen, a direct communication would be better, as you would not have but one door to pass through”—he never thinks why there are two doors—“my house is that way and it is very handy”—perhaps so! “then I cannot say that I like this large roof—it seems to me there is too much of it; now I would stop this part and flatten this porch-roof instead of running the main roof right down, as it would not look so long; it is well enough for English houses, but it never seemed to me right to have it so here—and besides, you seldom see such roofs here.” These men don’t know why such a roof is better for this climate than for England, nor does he see why you should be so foolish as to go and erect anything that is in accordance with what he does or has done; you must share his opinion or you do not know anything.

You may be very inexperienced yourself in building, but if so your architect should know enough for both himself and you, and while your busy neighbor may ply you with his wholesale advice, you need not sacrifice yourself to any whims or suggestions he may make. Never mind how much he don’t like your large roof, your gables, or your internal arrangements, if they are what you want; go straight ahead in the path you have marked out and let your advisers go their way; if they want their ideas carried out let them do it themselves at their own cost—let them produce their own works of vanity erected for vanity’s sake, or for desires of their own misapplied talents, reaping the reward of their folly, which will only be admired by themselves for their own lives and then abandoned.

Our experience has been very large with this class of advisers; we have stumbled across them in our professional path so frequently that we now have a formula ready to salute them with, and while we

firmly believe that we shall never agree with such, we presume they have a reason of existence and a right to be heard, and if they would always let those who know more than themselves hear them, we should have no fault to find.

We feel it would be no trouble for us to fill a volume of 200 pages with advice given to our clients and criticism of the uninformed. Only a week or two ago one of our clients, 1,500 miles away, wrote us that he was not aware how many disinterested friends he possessed until he commenced building; almost every one he met had something to say about what he was erecting—people seemed to think he was spending his money to suit them instead of himself. When we forwarded him the drawings, etc., we put him on guard against his friend’s advice, and told him to go by the drawings and specifications and not to deviate from them, no matter what advice he got, and if he wished any information to communicate with us. He has done this, and says he threw overboard seven tons of everybody’s advice and took only ours in the erection of his home; if he had taken most of his friend’s advice he would have built the usual large dry goods box with a flat roof; but the result is very different, and as the press in speaking of it says: “It is a pretty residence, and Mr. and Mrs. ——— may well feel proud of their new and comfortable home.”

Let your architect do the thinking for you which you pay him for, and you will save time, trouble—and most of all, expense.

“GENTLEMEN:

“I have been advised by some of my neighbors to dispense with the stone foundation for my house, and to cement the sides of the ground to form walls, starting the brick underpinning upon the ground. What would you advise me to do about it?

“Yours, etc., W. J.”

The above letter was received from a gentleman we had furnished with plans for a Cottage Home, and as we had given him full plans, working drawings and specifications for construction, we could not understand what he was driving at, and we had to think twice before attempting to answer it. In the first place we came to the conclusion, here is a gentleman who is troubled with the advice of his neighbors, which he probably thinks considerable of, who no doubt flocked around him like so many moths around a light, and he has no decided mind of his own, or else he would consult his drawings and specifications and be governed accordingly. We answered in this wise:

“DEAR SIR:

“Yours of the 2d inst. is at hand and contents noted. In reply would say we never yet in all our experience heard of such a mode of construction as referred to in your letter, and should certainly infer that your neighbors are strange people to advise you to do any such thing and we should think very ignorant in these matters and incapable of giving advice. We will suppose that you construct your wall in this way and watch the result say for one year. It is now an excellent time to build, the weather is fine and building operations can be pushed to good advantage. You get your cellar dug, but do not dig close up to the walls, to avoid the dirt falling in, and probably slope them to counteract this trouble. You level the top all around, so as to start your underpinning and run up the brick work from the ground line the proper height to receive the frame above. Well, this all looks very nice, everything going along pleasantly; the frame is raised and sheathed and enclosed in good time, the floors are laid, partitions set, the walls plastered, and you pro-



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-FRONT ELEVATION-

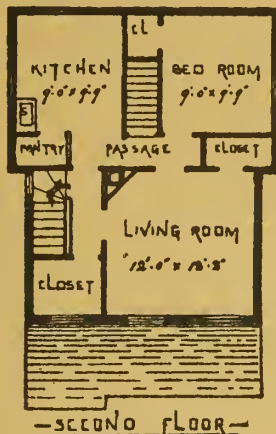


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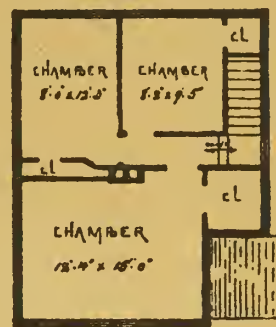
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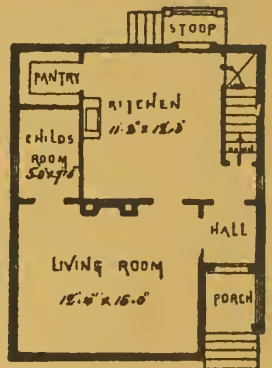
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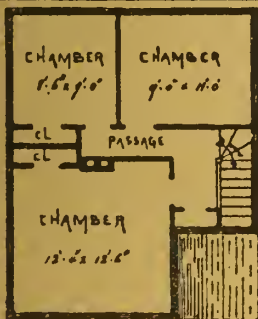
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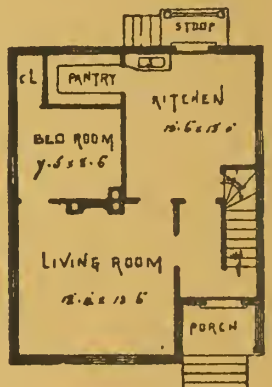
-SECOND FLOOR-



-FIRST FLOOR-



-SECOND FLOOR-



-FIRST FLOOR-



-SIDE ELEVATION-



PERSPECTIVE VIEW

SCALE 10 5 0 10 20 OF FEET



-FRONT ELEVATION-

PLATE 5.

DESIGN 9—Illustrates a two-story and attic cottage the floor plans of which explain themselves. The exterior is very plain yet neat in design. The mantel is designed to be of wood and the cut work picked out incolor. Cost, \$1,400.

DESIGN 10—Is a good study for a four-room cottage, suited to the requirements of a small family, and was designed for a farm laborer's cottage. Cost \$600.

ceed to finish up the inside work ; all still going along nicely, nothing to be seen amiss with the foundation walls, they are as firm as a rock, no cracks in the underpinning visible, and you begin to prepare for and do the cementing in the cellar, all the time congratulating yourself what a sensible man you are to take your friends' advice and save all that stone work, though it does take considerable cement to cement the sides ; why, how nice it looks ! Certainly you have a far more solid appearing wall than rough stone would make, besides it is pleasanter to the eye. You get your house finished, painting done, and now you are moving in, putting down carpets and getting everything set to rights generally. All this time you have been busy as could be, and had no time to think further about your cellar walls ; however, Mrs. ——— calls your attention to the door opening into the parlor ; it don't shut and catch properly—would you just fix it ; and upon examination you find it strikes the top corner of the casing. You think this strange ; why, it was all right a day or two ago ; and while you are casting your eyes up to examine the door you notice a crack in the angle of the wall and ceiling on both sides of the partition in the hall and parlor, which you think to yourself is only the natural result of slight shrinkage of timber, and something that always happens to a new house ; you get your carpenter to plane off the top corner of the door, the painter to touch it up, and all is straight again—no, not exactly. There is trouble with the windows in the rear angle of the dining room—they don't seem to fit as they did when you first moved in ; the sash locks bind and you cannot lock them. You begin to think the carpenter was not as particular about the fitting of the windows as he should have been. Of course this must be fixed, the windows must be locked ; and in the meantime you insert a stick from top of meeting rail of lower sash to lower edge of top rail on upper sash, as you have seen the carpenter fasten the windows before the locks were in place. Well, you wait a day or two and see your carpenter, he calls and looks at your windows, sees what is the matter and wonders how that came to fit so badly, as he fitted those very sash himself and knows full well he did not leave them in any such state as he now finds them ; he takes out the sash, planes off the corners where they bind, and makes them lock, although he cannot make the lock rails come together level as they ought to, yet they work all right, so that will do ; but stop ! Mrs. ——— says will he just fix the pantry door—it touches on the bottom and shuts hard ; he lifts it off its hinges, eases it and replaces it. What he took off the bottom corner is wanting now on the top. Nothing like plenty of play you think—better have them small enough than be all the time troubled this way. Well, you think that now as you have the carpenter here you had better look over all doors, etc., and have a general fixing up ; you go all over the first floor and fix a catch here and a bolt there, and then pass up stairs to find the two windows in the rear gable over dining room don't work as well as they might ; you fix them. This closet door, which is just over pantry door, seems to bind a little, and the door into front chamber binds on the bottom. This door is over the parlor door, and as it is hinged on contrary side to parlor door, it binds on bottom in place of the top. You get everything put in working order, touch up your painting, and find you have considerable cracks in the

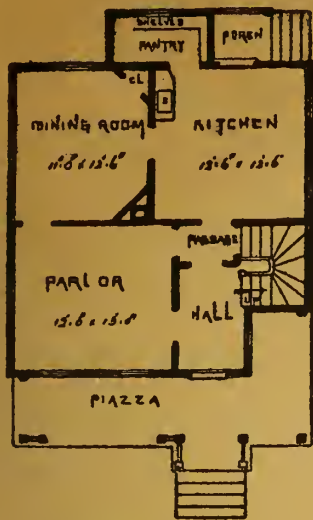
wall ; you get a mason and have them all fixed, and now you think you can be at peace and have no more trouble ; you have often heard it said that the lumber will shrink and cause walls to crack, doors to sag and things to settle generally, and suppose your house is no worse than any other in this respect.

"You commenced building in spring ; the summer is passed and the leaves fallen from the trees—you have everything as you think made snug for winter ; you start up your fires, and all goes as merry as a marriage bell until Christmas morning, when you come down stairs and find you have three doors in your house that won't open. They seem to be loose enough on one end, but really it looks as if they were grown in on the other end. Finally you succeed in prying them open, only to find they cannot be shut again, and upon opening the window of your parlor you find the sash lock very hard to turn, and when it has been opened you cannot lock it again. It is impossible for you to understand what all this means, and it is such a bitter cold morning you cannot bother about it. Upon passing out of your front door you find that also troubled in the same way and don't operate properly ; the key turns hard in the lock, and when turned you cannot relock the door. You don't know what has got into your doors and windows, and with the thermometer at zero you don't feel like investigating the matter. Then what is it ? Why, dear sir, it is Jack. Don't you know him ? Jack Frost ; he has been in an elevating mood the last night or two, having now penetrated some fifteen inches into the ground, and as he burrows into the ground he expands, and as there is only one way for him to grow, and that upwards, why up he comes, and up your house comes with him ; and as the verandas keep off a good deal of frost from walls, where they are so covered up, there Jack has not gone as deep ; consequently one part of your house is raised somewhat higher than the others—hence the confusion among doors and windows. Things go on rising and falling, the doors shut and then they don't, and you are all the time fluctuating with the weather, now up and then down.

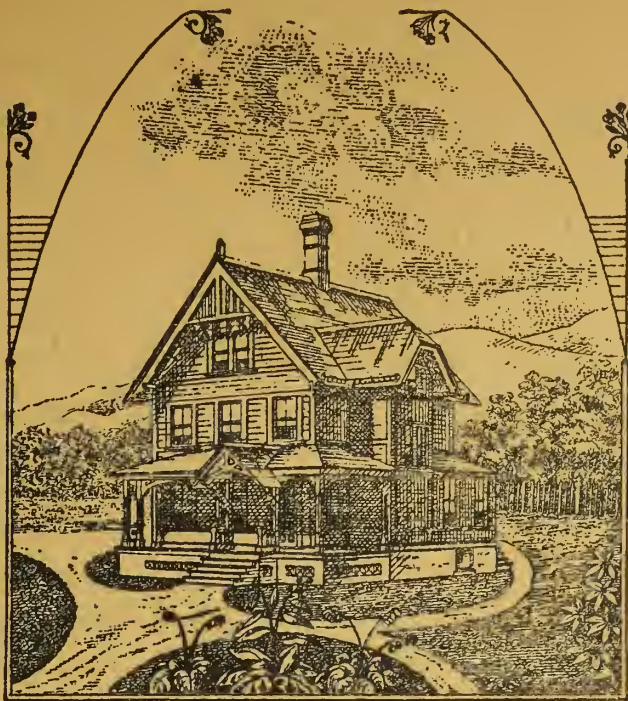
"When winter is over and Jack is leaving for foreign parts, you are in a general uproar. The water soaks through your beautiful and economical cellar wall, the cement flakes off in big pieces, bringing with it large pieces of earth, the water is oozing and trickling into your cellar and your whole house is in a general dilapidated condition, roof leaking at chimneys, and you are entirely discouraged. At this time, one year from commencement of building, what have you ? a rickety tumble-down house, not fit for man to live in and not safe. The way to avoid this trouble—the same old story we have repeated to our clients hundreds of times—is to keep both ears open ; one to take in the advice from your neighbors and the other to let it out. Read, mark, learn and inwardly digest the drawings and specifications we sent you. Go by them, deviating neither to the right or the left and the general result will be as directly opposite from the result as here described as it is possible to be—for as a sure foundation is the keystone of success in everything, so must every house have a sure foundation under it, so that all its parts when built will be retained in their proper position, and insure a harmonious working of the whole.

Yours very truly,

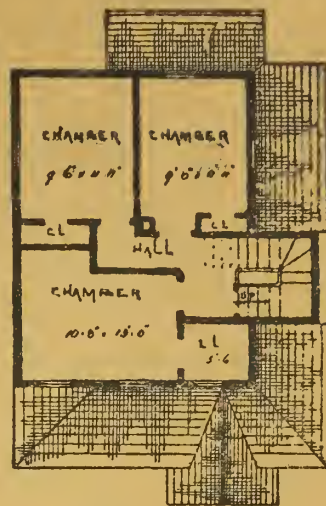
"PALLISER, PALLISER & CO."



FIRST FLOOR



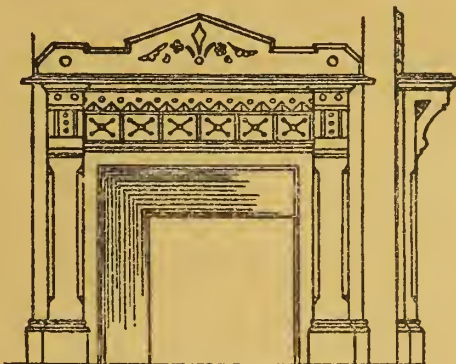
PERSPECTIVE VIEW



SECOND FLOOR



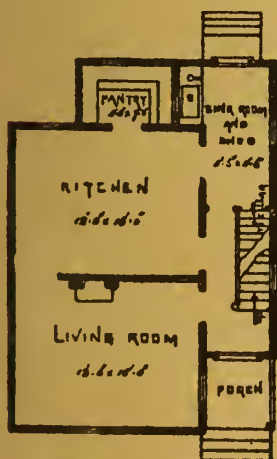
FRONT ELEVATION



SITTING ROOM MANTEL SIDE



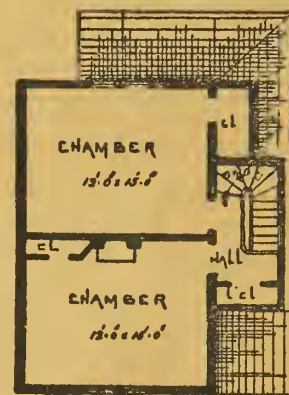
SIDE ELEVATION



FIRST FLOOR



PERSPECTIVE VIEW



SECOND FLOOR



FRONT ELEVATION

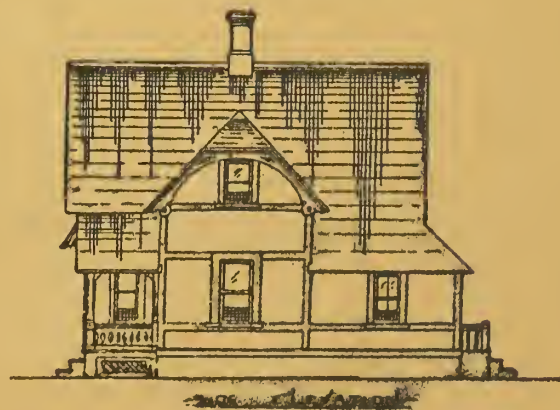


PLATE 6.

DESIGN 11—Is a six-room cottage, of a very plain and neat design. Cost \$850.

DESIGN 12—Shows a cottage with two rooms on first floor, with room for two bed-rooms on second floor, and which would make a neat house for anyone requiring the amount of room and conveniences here illustrated. The sink it is designed to enclose, shelves being arranged above it. Cost, \$375.

EMPLOYMENT OF ARCHITECTS.

The American public only require to be shown what well qualified architects really can and ought to do for them, to appreciate and remunerate them accordingly.

Verbum sap Sapiendi.

When any one contemplates building, no matter whether it is a building to cost but \$500, if he is wise he will consult an architect with reference to its design, construction, etc., and this is usually done, except with those who cannot be taught anything in architecture, or that other class who are ignorant and think they cannot afford to pay an architect. If the latter is really true they certainly cannot afford to build.

Some people have an idea that it is useless to employ an architect unless for an important building and that for ordinary dwelling houses a builder is all that is necessary to carry out their wishes. But it must be remembered that a builder is not an architect and that he has no convictions unless in regard to the mechanical mysteries of his trade, where his employer cannot follow him; and, not finding them in his way, is content to leave them uncrossed. The employer, knowing that the mechanic expects to be directed, does not hesitate to watch him and follow him up with instructions. He ends by securing at least the particular things on which his mind is set; and if he fails of a good many conveniences and elegancies which the skillful adjustment of an architect would give him, he does not know it and so does not miss them.

It is a well known fact that when a builder has complete drawings to work from, that he will save a large amount of time that he would otherwise have to spend in thinking up every detail of the work as it progresses, to say nothing of the time the employer would have to spend with him. The possible alterations in the work caused by advice from his friends or his study by practice, is money saved, by having a thoroughly studied and prepared design from which no deviations are made and which would enable the builder to go through with the work with the utmost dispatch.

Architects, like other professional men, come in contact with all sorts of clients. Perhaps the best are those who have in mind an ideal house, which they wish, with the assistance of an architect, to put into a tangible shape. One who has given the subject thought can easily describe the arrangement of rooms that would best please him, and what adjuncts seem to him indispensable; and if he has a partiality for any particular style, the architect would be glad to know it. With this information before him, and knowing what the client would be willing to spend on the house, the architect can work understandingly; and you may rest assured he will perpetrate nothing that will be in violation of good taste. When we say this it is understood that the architect is one of ability and standing and worthy his client's confidence.

Some people are in the habit of forming a vague idea of what they want, founded merely on what they have seen, with such changes, omissions or additions as their education and circumstances suggest; they give their ideas and instructions to the architect, while at the same time they impress upon him the necessity of adhering to a certain limit of cost, as if it were in his power to give them what accommodation he pleases for their money, when it can only buy so much

material and labor according to their prices, and he can only exercise his ingenuity and judgment in such a way as to make the most of them.

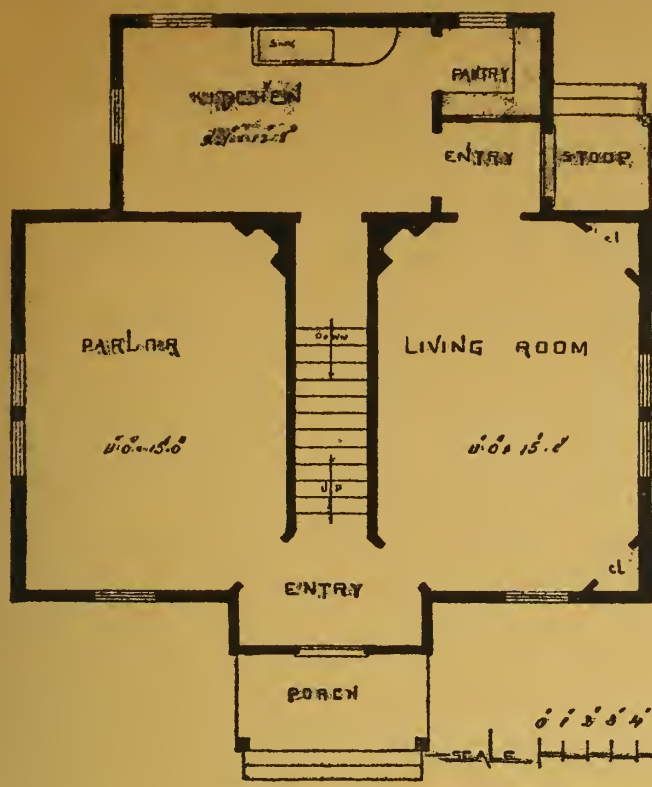
The architect at the outset identifies himself with his client's interests; and they should not lose sight of their relative position. The architect should be frank and the client should give the architect his confidence the same as he would his physician. If the sum the client is willing to invest is not sufficient to pay for the building that he requires and expects to have, the architect should tell him so; and it is much better for the architect's interest as well as the client's that the disappointment should be suffered because the project must be modified or abandoned than because it has involved an unexpected expenditure. There should be a thoroughly confidential relation between an architect and his client, a relation which is not like an ordinary business negotiation, but is rather like that of a legal adviser. It is to the client's advantage to use the utmost freedom of consultation, and to take care that his work is not made less satisfactory by hurrying it, nor by taking for granted things that might be explained.

There are many difficulties that might be obviated by the architect, and there are many that require the coöperation of the architect and client to remove.

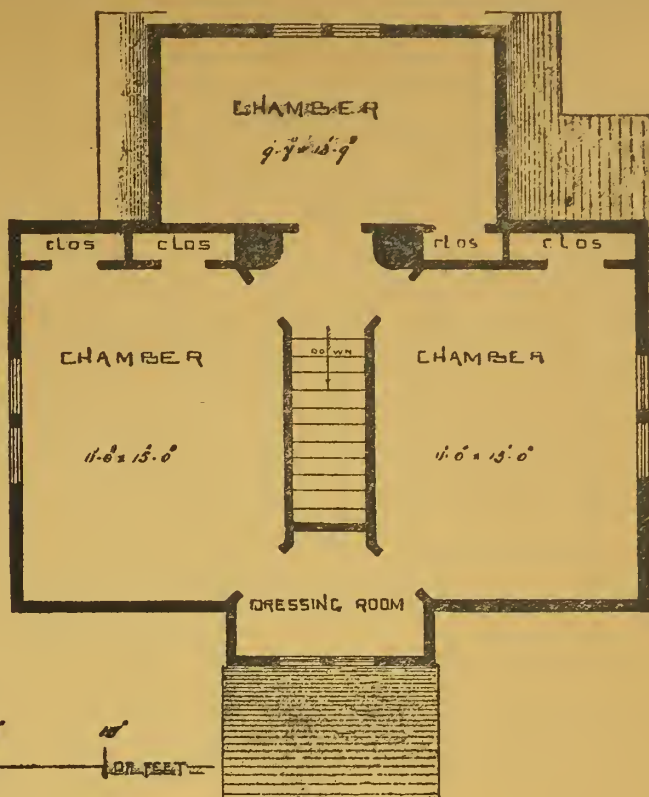
There are few persons who do not intend to build some time in their lives, and people should always live in a home of their own, no matter how humble that home may be. Better only to have two rooms to live in than be without a hearthstone of their own, leading a life which is destined to be fraught with all that lacks an interest in practical things, and leads to a life which is sure to warp and run into the quicksands of nonchalance and a don't-careism for all occupation and responsibility of the home pleasures and comforts that surround the happy possessors of homes.

The custom which is becoming a general one—for each one who contemplates building to mark out some idea of the arrangement of rooms, etc., suited to their wants is a good one, and should be studied more by those about to build than is usually the case, and then submitting your ideas to your architect to be by him worked up into practical shape. If by making an effort to express in this way an idea you think good, or as inexperienced people often have it, perfect and cannot be bettered, you hesitate to submit this expression to your architect because he is better informed than yourself, in the fear of provoking more criticism than praises, such would not be modesty, but a sentiment of ill placed pride that frequently deprives you of advice which could not fail to be valuable. When one has done the best he can he must not shrink from criticism, for that is the only means of finding out what is deficient, and consequently the best way to ascertain what is really wanting in the work. People cannot begin too early to discuss their plans and think the matter over before committing themselves to what they may wish otherwise when it is too late.

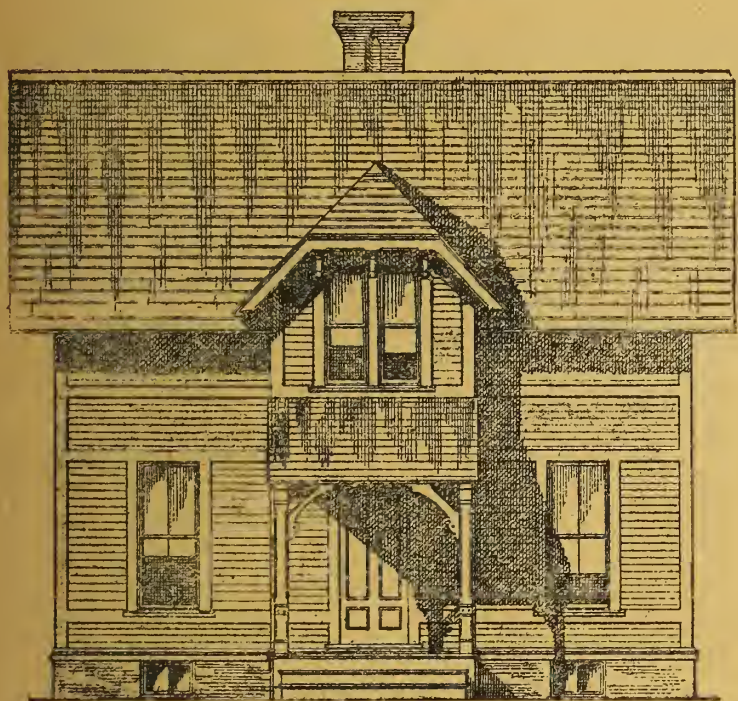
The usual way of employing an architect is to wait till the last moment, and then tell him that the building must be completed by a certain short time. How much wiser it would be to commence consulting and planning six months or a year before building actually begins, study drawings and designs; in fact, educate one's self to know what one does want, and as far as possible what one ought to want. Such a course would often result in discouragement. But even suppose that a man pays a considerable sum for advice, sketches,



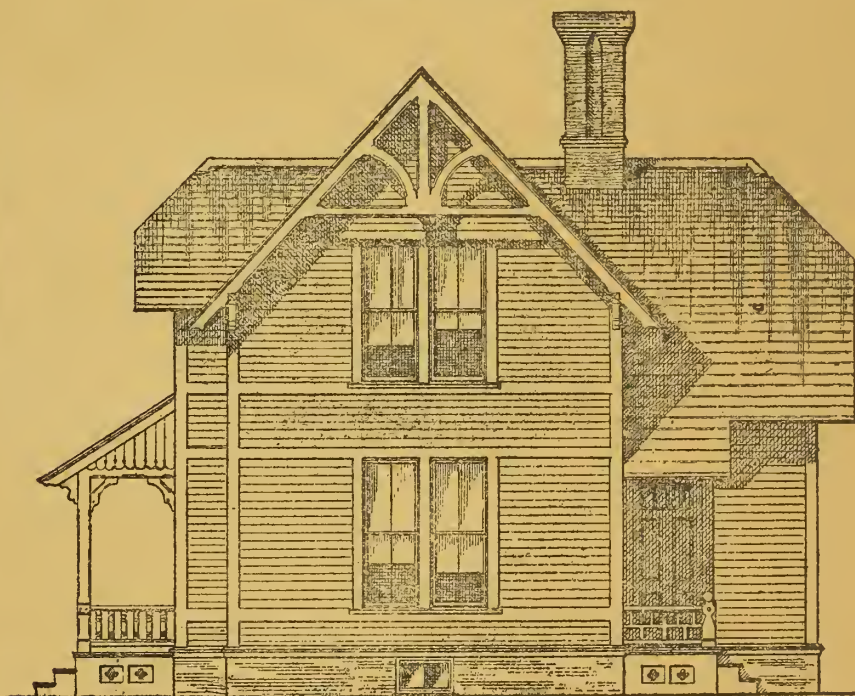
FIRST FLOOR



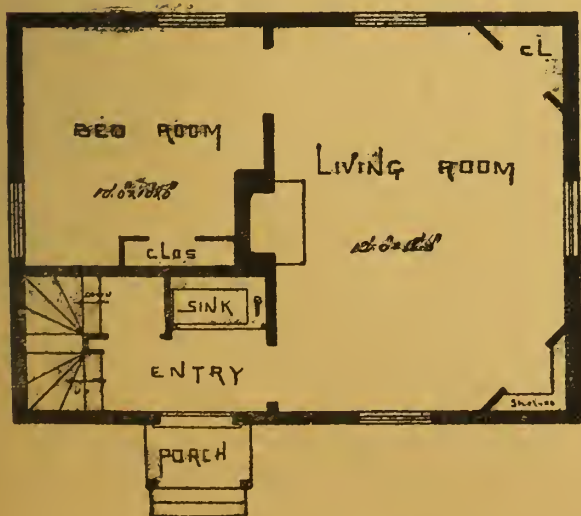
SECOND FLOOR



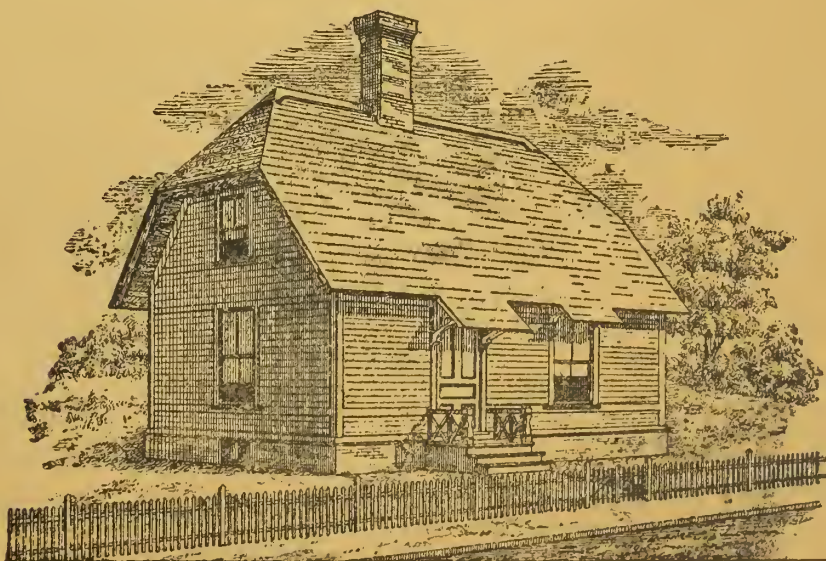
FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR



PERSPECTIVE VIEW

PLATE 7.

DESIGN 13—Illustrates a fire-proof brick cottage, proposed for erection in blocks of five or six together. Estimated cost, \$1,150.

DESIGN 14—Represents a view in elevation of five fire-proof brick cottages. Plans similar to design 13.

DESIGN 15—Plans and front elevation of two-story five-room fire-proof cottage, for erection in blocks. Cost, \$850.

etc., and spends some of his time in artistic and practical study and discussion. We say suppose he does this, when, after all said and done, he concludes not to build; has he wasted his time and his money? Not at all. He has spent both in gaining a peace of mind and confidence in his convictions that are worth much more in comparison to the dissatisfaction that so often follows building, to say nothing of the increase of his general information and consequent enjoyment.

How many men are saying at this time: "If I build again, I should know better than adopt this or that, or plan or build in this way!" There are only two ways to avoid this disappointment—either to take the trouble to educate one's self as we have suggested, or, as most Englishmen do, to select an architect on whose taste, ability and character you can rely, and let him alone. The former of these alternatives will not always prove successful, because there are those whose natural inclinations are not artistic, and again, those whose natural inclinations are not practical.

The second alternative is undoubtedly the one for most persons to pursue, although it may be, that, however competent and tasteful an architect may be, he still may not produce a work that is to your taste. But, with few exceptions, is it not your taste at fault? A person cannot be said to have an opinion upon a matter of architecture, any more than upon a composition in music, without more or less special study, according to the bent of his mind; because architecture, like music, is an artificial art; not pretending to represent any natural object.

In architecture, taste is governed by several well defined excellencies; and a building in whole or in part, is good or bad as a matter of fact, dependent upon no individual judgment. In the first place, there is the excellence of plan to meet certain requirements, which is indisputable; and this is closely allied to the æsthetic; for the best plan is that one which, while it fulfills the practical needs of the project, also admits of an artistic treatment, expressive of the purpose. A plan may be admirably adapted to the purpose of a building, while the building has no other merit; but this only shows that another disposition should have been made of the plan, retaining its fitness, while it should be the most economical one consistent with mechanical and scientific principles. In regard to expression, there is the traditional, the practical, and the sensual; sensual meaning the expression due to form and color, without regard to the purpose of the building.

Sensual beauty in architecture, at all events, is not a matter of opinion. There are combinations and relations of form and color that are disagreeable to the eye for scientific reasons, and those reasons the same for which some combinations of musical notes are painful to the ear; and combinations of form and color can be refined to the same extent that those of musical tones can be. There are millions of people who derive more enjoyment from listening to a hand-organ playing a popular air, than they could possibly appreciate from hearing Beethoven's Seventh Symphony; but do we doubt for an instant that this preference is due to a lack of education or of a sense of music?

To judge of the practical excellence of an architectural design, one must unquestionably know something of materials, and their uses and possibilities, to determine whether the result has been achieved with economy and in the best manner. This excellence, then, must be a fact, and not an opinion.

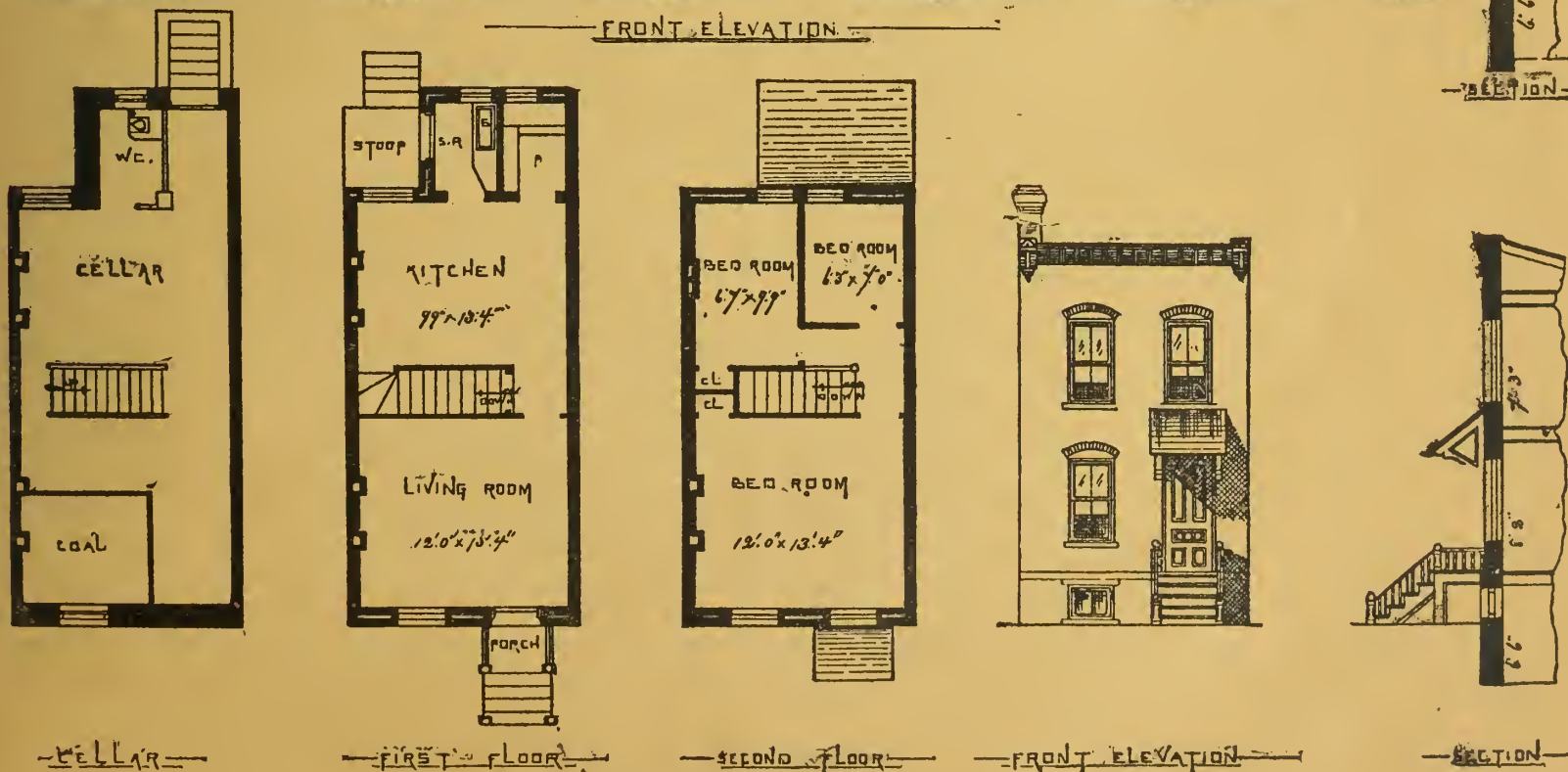
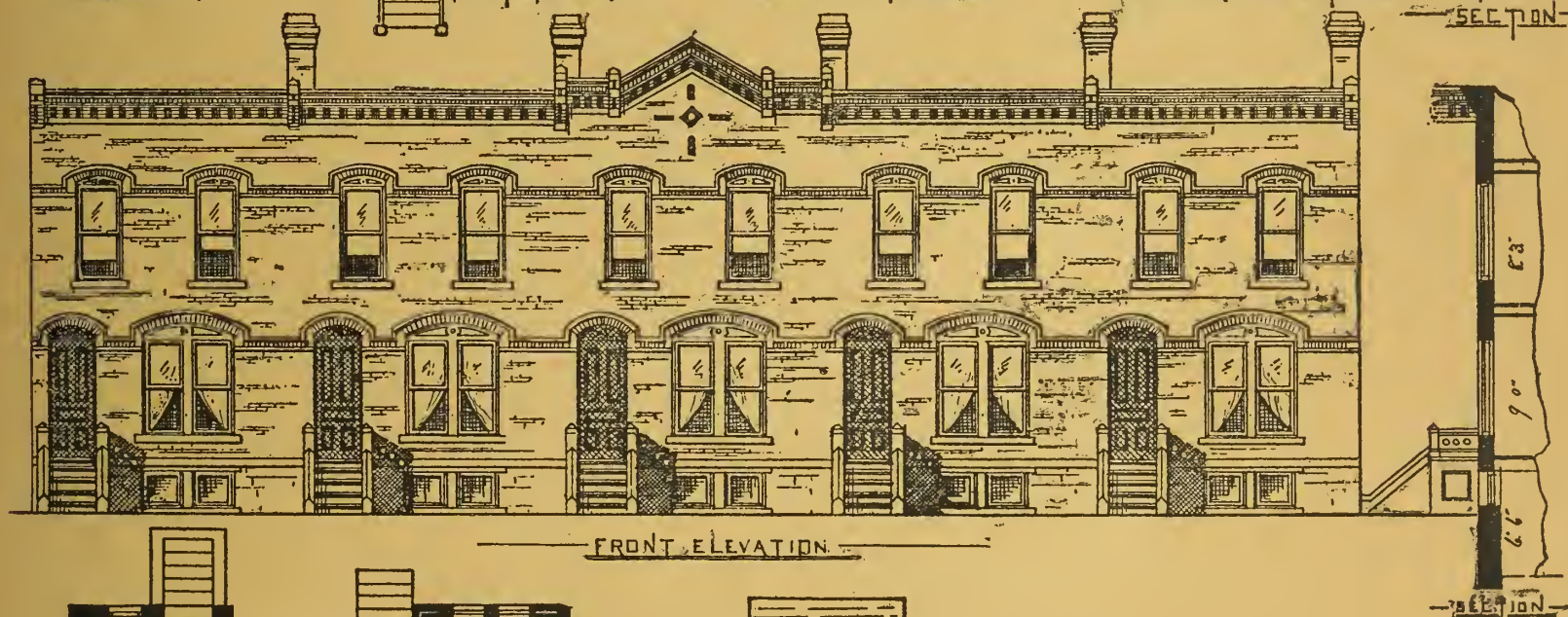
Then, as to expression; a building, or any part of one, should suggest its uses as far as possible; for it would be absurd, manifestly, to be unable to decide, even at the distance of half a mile, which of three buildings is a church, a prison, or a dwelling house; and on a nearer approach, the detail and disposition, external and internal, should carry out the first impression. These distinctions, again, can be refined *ad infinitum*; and good taste should forbid an attempt to deceive, and should avoid shams and impositions as an element of vulgarity.

There are too many buildings assuming the air of Grecian or Roman temples, with the aid of sham decoration that is as vulgar as false jewelry. Sham decoration may be made up of expensive materials, and still be sham as decoration; for all decoration should be functional æsthetically; that is, its use should be to emphasize the natural expression of the work. In short, if a building is founded upon the best plan for its purpose, its exterior and interior follow as a matter of course, either intimating the other dispositions, and explaining them; the detail being confined to the explanation of parts, and being in some instances phonetic.

Clients should bear in mind that the responsibility of saying they do not like that or this design can only be indulged in by those who have acquired a knowledge of the art; and these seldom express themselves until they have endeavored to fathom the artist's intention, knowing that a good work does not show itself in all its advantages at a glance, and that to condemn a work, without knowing why, is to confess one's self a child in discretion.

It is astonishing what ridiculous suggestions and objections clients will have when a design is being prepared for them. For instance, a case we had a short time ago. A client came to us to prepare him a design to cost \$2,500; the floor plans were laid out and made to his satisfaction; then we made the elevations, but he objected to an open timber cornice on his house, because he thought it would look like what they always put on barns. We talked with him a long time, and after seeing other and more costly houses than his with the same finish, he concluded that we were right, and that if he had known at first what he learned by a little study, he would not have been so foolish as to make such an objection. The party also made many other objections, in some of which we showed him he was wrong, while in others our arguments were useless and he would have his own way. This is one of the many instances that has come under our notice, though they are of rare occurrence nowadays. Finally, we ascertained where the trouble lay—it was with an old foggy of a carpenter who was to erect the building, and from whom our client was receiving his education in architecture—from an ignorant village carpenter, who did not know how the cornice or any other part of the work—as designed by us—was constructed until he received the working details; all he knew was what he had done before over and over, and he had never studied anything outside of the village in which he lived, and in which the houses are made up of white boxes with green blinds. Such men as these are stumbling blocks in the way of architecture in the village and country, and we would strongly advise anyone who intends to build to let such men severely alone.

Had this builder been any sort of draughtsman, we presume our client would never have come to us, but would have had his builder scratch out his ideas on paper, or perhaps on a board, and then commenced building without any regard to taste or proportion or any-



SCALE 1" = 10' OF FEET

PLATE 8.

DESIGN 16—Shows plans and elevations of a six-room cottage, suitable for a workingman of small means. Cost, \$860.

DESIGN 17—Plans and perspective view of an attractive little cottage of four rooms, with bath-room and conveniences; laundry in cellar. Is suitable for anyone having a small family. Cost, \$900.

thing else; that is the manner in which many of the dwellings are erected throughout the country, and why we see so much bad architecture. Of course, in this way people have not to pay for the services of an architect, and some clients are apt to lose sight of the fact that a poor article can always be had for a small price.

We have known instances where several builders, irresponsible and without credit, have been at work preparing drawings for the same person who was thinking of building, with the understanding that they were not to receive any remuneration for their drawings, but they were simply doing this to try and get the work. This would no doubt be a good thing for the client, provided the drawings were of merit, as they would assist him in some measure in getting his ideas and wants together but we warn the public against such a proceeding, as no man can work for nothing, and if one of these builders should secure the work, depend on it he will make up for this in a manner that will not be noticed by the owner.

Care should always be taken by parties who have buildings to erect to ascertain the standing and character of the builder about to be engaged; it would be well to examine some of the work he has done, and question the owners of buildings recently erected by him as to the manner in which he did his business and work. When a competition for work is opened it would be well to allow only reliable builders—either of whom would do the work well—to estimate on the work, but it is too often the case that the client gives every applicant a chance, especially those who have the reputation for turning out work at a low figure. One of these men, without capital and with little or no credit, is sure to get the job, and the client sees only the difference in figures. And yet it is vain to hope that a builder will give his employers a dollar's worth for ninety cents; he may contract to do so, but depend upon it, that, as the grocer who offers to sell coffee ready ground for less than he asks for the green berry, will supply us with anything but Java or even Rio, so the builder will contrive to cheat in some way to avoid a loss he would otherwise sustain—no matter how much he may be watched, frauds will be smuggled in by a man who is forced to make himself whole. The moment one's back is turned, the foreman—like master, like man—puts in inferior stock where it can be speedily covered up, and scanty nailing where it cannot be detected till a future seasoning of the wood-work reveals the fraud.

Take for example the laying of a floor; one may examine the stock, and have the good separated from the bad, and when the work is done his eye may not be able to detect the introduction of any of the inferior quality, if the builder has been smart enough to lay it with the sappy side down. It all looks well, but how about the nailing? One comes in from time to time suddenly and unexpectedly; the men keep on with their work, and put down the board they have just squeezed into its place, nailing it properly and as it should be. Another and another board is nailed in the same manner, but immediately one's back is turned, one nail is made to do the duty of four or five. A client who expects the architect to have his design satisfactorily carried out by such men, expects him to make bricks with-out straw.

We have had a great amount of experience with this class of builders, who have taken work for a less amount than it was possible to do it at, and with whom it was a terrible warfare all through, and consequently they give architects a hard name because they are com-

pelled by the architect or superintendent to do their work as they contracted to do it, and they lost by it, to the disadvantage of lumber dealers and others who furnished material, and to the utter disgust of owner and architect. Such builders are not likely to be recommended to others.

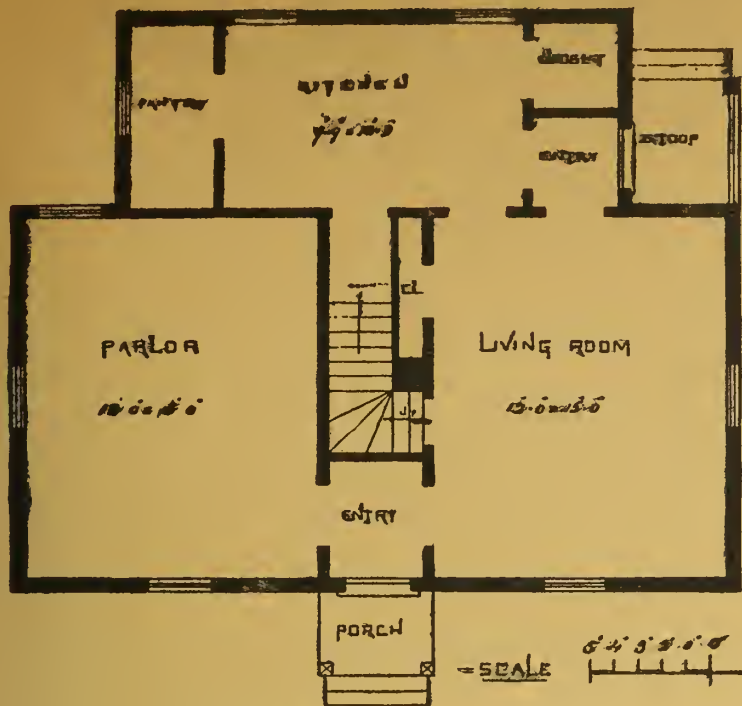
We have taken down rod after rod of what appeared on the face to be a good foundation wall, for the reason that the mason had only used mortar on the face of the wall and had left the rest dry. Dishonest at heart, and this feeling intensified by the desire to get out of the job without loss, he and his men become lynx-eyed; and the moment they see anyone approaching who would be likely to inspect their work, they hurry on the mortar and strive to cover up their tracks.

We have no intention of crying down the honest and conscientious builder, who will do his very best whether he is doing work from an architect's drawings or trying to carry out his employer's ideas, to such we hold out the right hand of fellowship, and say keep on in your path, do good work and you will always be busy. The day is not far distant when responsible builders and good work will be employed more than they have been hitherto.

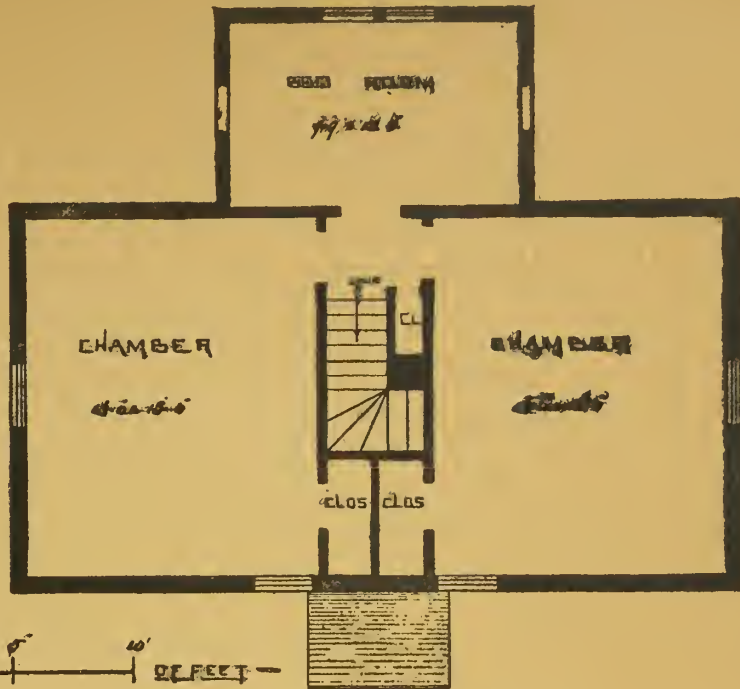
There are a thousand frauds that are practised by dishonest builders, who resort to every measure to enable them to underbid reliable and good men. It is the old story of trying to get the maximum of show for the minimum of outlay. Everything is cheapened, even the work of building dams to retain millions of gallons of water, which we know if let loose, by the giving way of the wall, would carry loss and distress to hundreds of homes. We want to know from our own experience if it be possible for a horse to live on a straw a day, and to see if we cannot solve the problem that would make one dollar do the work of two. We say let such builders alone as you would an architect who has had no professional training, who is impracticable and of whose work you know nothing; then you will not be heard to say, when the work is completed, "I would have given two hundred dollars more to so and so—some one they know does good work—and have him do the work."

We need not discuss the absurdity of an architect making drawings for approval by individuals, and yet we know of architects making sketches and drawings for parties under the alternative sometimes offered by quacks—no cure, no pay. This is adopted by some architects in their daily practice, to secure their clients by a sort of trap. These same architects, when they hear of anyone about to build, will flock around him and offer to do this, although they know that an architect has already been employed—while common decency requires that they should refuse to have anything to do with work with which another architect is engaged, unless called in by him for consultation—and they will oftentimes resort to the basest means to try and have the client dismiss the architect whom he has already consulted. It is needless to advise any one what to do with such interlopers, as any man can at once read their character. Fancy a number of physicians running to a house where some one is ill and acting in this wise.

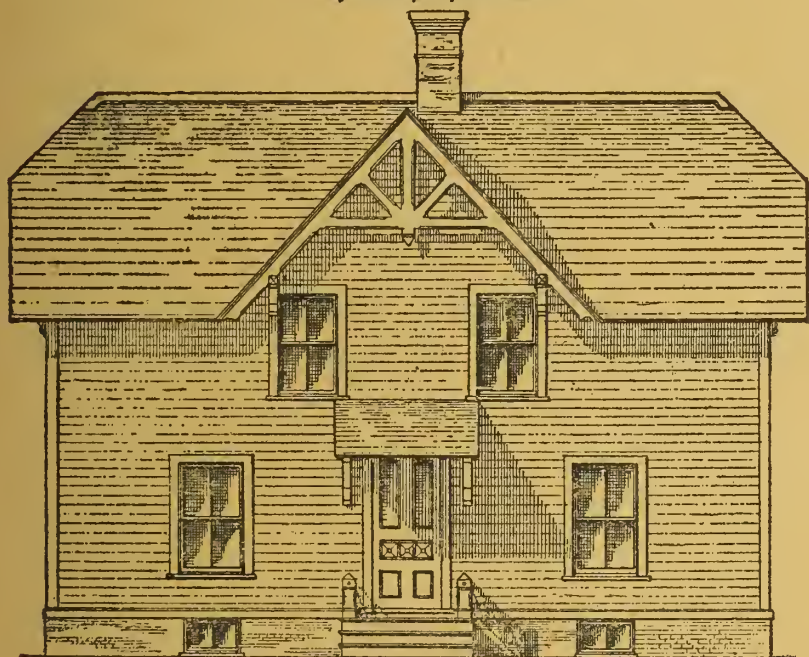
There are clients who think they may try on architects as they try on hats, not expecting to pay for any but the one they like best. It is unnecessary for us to waste time in showing the unreasonableness of this notion, and we regret that it is encouraged by what is called the ragged fringe of the profession.



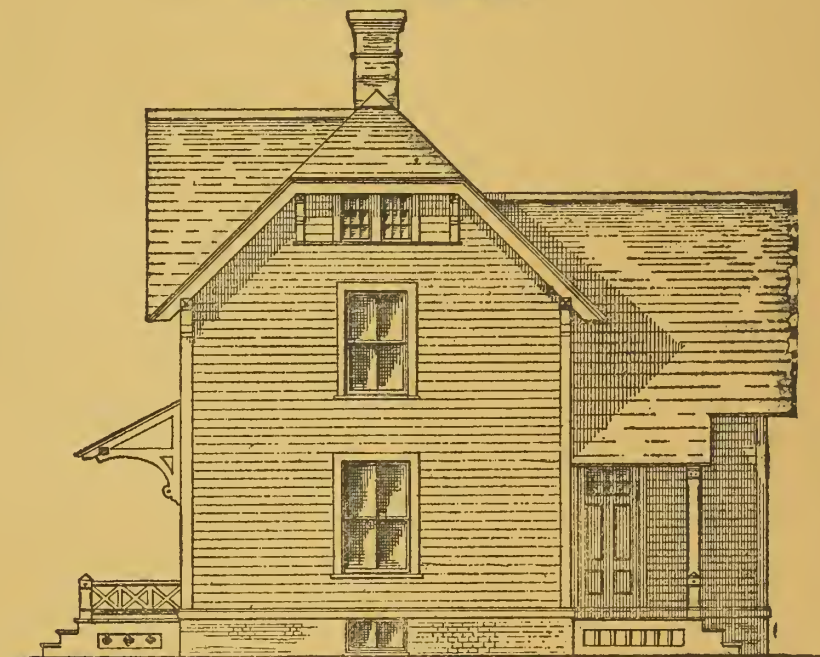
FIRST FLOOR



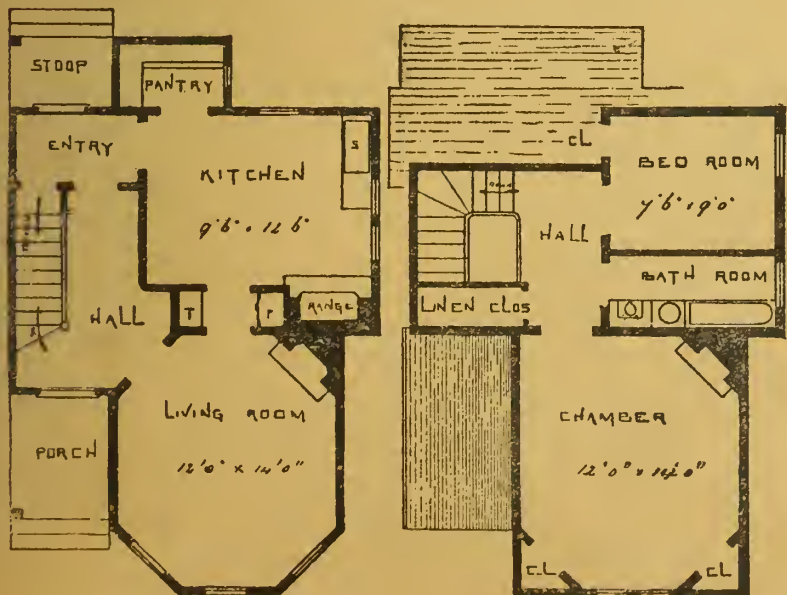
SECOND FLOOR



FRONT ELEVATION

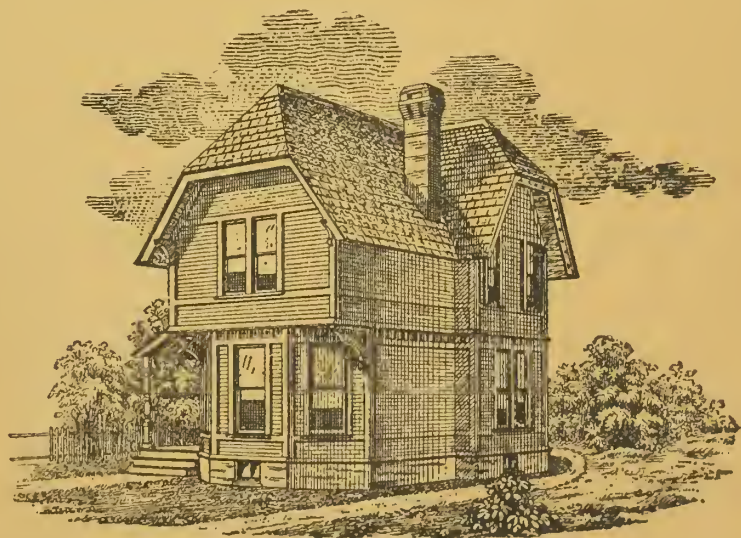


SIDE ELEVATION



FIRST FLOOR

SECOND FLOOR



PERSPECTIVE

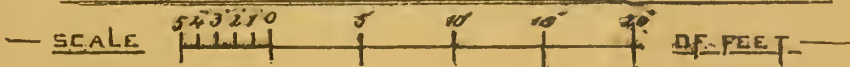


PLATE 9.

DESIGN 18—Illustrates a very attractive cottage of six rooms, with bath-room and dressing-room on second floor, spacious piazzas on front and rear, together with all the necessary conveniences required for comfort and economy, making this a very desirable house for those requiring the comforts of a home.

This house should have a location suited to the design, to be in harmony, a hillside or mountainous back-ground being the most desirable, and best calculated to give the desired effect. Cost, \$1,500.

It is astonishing to see so many, who are otherwise intelligent business men, offering their architects every temptation to rob them, by driving bargains which a little thought would convince anyone cannot afford a competence.

In regard to just remuneration for professional services, any man of business knows that to have your business conscientiously and properly attended to, one must engage persons who are honest and capable, and that such cannot be had for nothing. It must be remembered that an architect's fees are earned rather more by the protection he affords his client, than for his design and working drawings, with their accompanying specifications, though this latter is a most important document, and is too often inexplicit and dangerously general in its provisions, entailing extras for which there is no excuse but the ambiguity of the description. In fact, it requires a thoroughly competent architect to draw up a complete specification—an exhaustive description of the work in every particular.

Some time ago we were employed by a committee to design a church, and they informed us that an architect had offered his service for nothing, but even at that they said his services would have been dear. Also in the matter of a large public building on which we were engaged, an architect offered his services for $1\frac{1}{2}$ per cent less than we were paid, and no doubt there are plenty of people ready to take a position without remuneration beyond what they can steal.

So little does the public appreciate the difference in the skill and labor of one architect and another, that they often allow a paltry difference in charges of one-half per cent of cost—a difference which he would think trivial in comparing the merits of two existing buildings if he were purchasing—determine the choice between architects, without regard to the qualifications on which the whole success or failure of the building will depend. It should be borne in mind that it requires from seven to ten years of study and close application to be reasonably admissible to practice, and for this time and cost of preparation the architect is entitled to as fair a return as any investment of time and money can be had.

If you get cinders in your iron, it is because there are cinders in the pay; there is always good iron to be had.

Our advice to everyone who contemplates building is: secure the services of a really well-trained and capable architect, pay him properly and be guided by his judgment and experience—this will also be the advice of anyone who is experienced in such matters, and others who regret that they built without such aid. Of course every one has their peculiar wishes to be provided for, and all these should be presented to your architect before he commences the design. Architects have their own ideas as to what form the building ought to take, and should be allowed to use their own cultivated taste, which it has taken years of constant study to acquire, and this should not be thrown away for any momentary caprice, which the client would be sorry for in the end.

An architect is one who prepares the plans, conceives the designs, draws out the specifications; in short supplies the mind; the builder is merely the mason or carpenter. The builder is, in fact, the machine; the architect, the power which puts the machine together and sets it in motion.

RESPONSIBILITY OF ARCHITECTS.

The architect has far more to do with the health and usefulness, and long life of the family which he shelters, than the physician can ever have, and he is in far greater degree answerable for its ailments and its weaknesses, and its early deaths.

Pro bono publico.

It is the legitimate claim of an architect, that his skill enables him not only to contribute his own ideas of comfort and beauty, but to satisfy the special wants of his client—to carry out his wishes, and even whims, if need be, more successfully than another, provided he is made fully acquainted with these wants and wishes; and the architect's claim is pretty generally acknowledged nowadays where his profession is well established.

Who is responsible for the hideous structures which are daily erected throughout the country, staring good taste out of countenance? The architects are not alone responsible for the crudities that take shape under their hands. It is the client who is really to blame, in a majority of cases, for giving birth to these monstrosities; but it is the architect whose name is associated with them who has to bear the odium.

Some one has said that nearly every man thinks he knows something about both building and finance. It is true, but the views of the wiseacre are not equally strong on both subjects; for, while he hesitates to invest his money without the advice of those who are more experienced in such matters, he never questions his ability either to plan a house or to criticise a design. If he has sickness in his family, he does not presume to advise his physician as to the proper mode of treatment; nor would he feel warranted in suggesting to his lawyer how to carry on an important suit; but, when it comes to house building, that is wholly a different thing. There he feels at home, and will have everything his own way. In his eyes the architect is but little more than one employed to carry out his views, and not to thwart him with suggestions of his own.

How galling it is to the architect who is full of enthusiasm and ready to give his client his best, to be called upon to construct that which will be in violation of the simplest rules of his profession, to be asked to put up and father the crudities that even the owner will be ashamed of when they are criticised by his better informed friends! Men who ask these things are as set in their views as they are ignorant of the laws of harmony and proportion. You will hear people say, "when I build my house I will have it as I want it or not at all." The client has it as he wants it, the architect's argument being thrown away on one who thinks he is the better informed of the two; his efforts to lead his client into the right channels are wasted, and he sees now as he has seen before, and will see in the future, that he must do the work as laid out or throw up that which will be worse than drudgery to him, from beginning to end. He would be wise if he were to throw up his pencil rather than accept the blame which in a great part belongs to another.

When will the world learn the truth of the adage "He who would be his own architect will have a fool for a client?" He who would trammel his architect after he has given him his general instructions, would so dictate to him that the work when completed

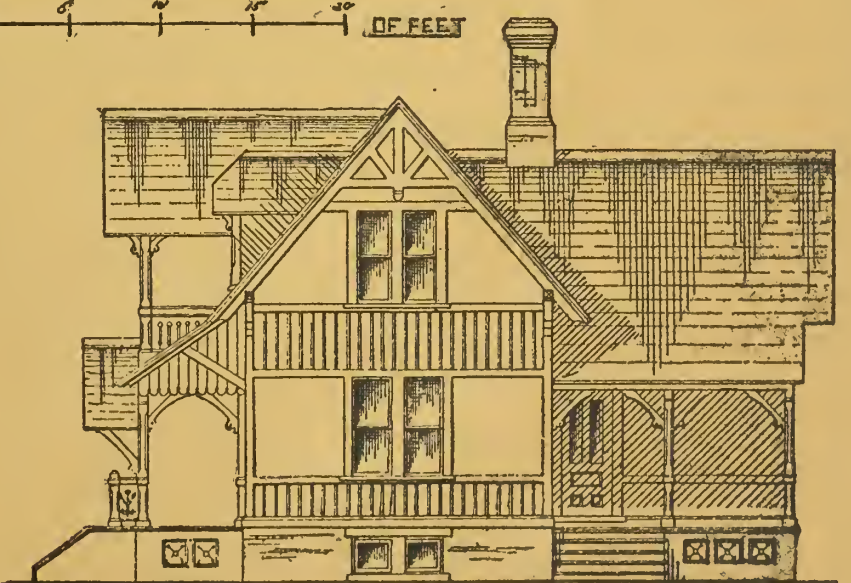
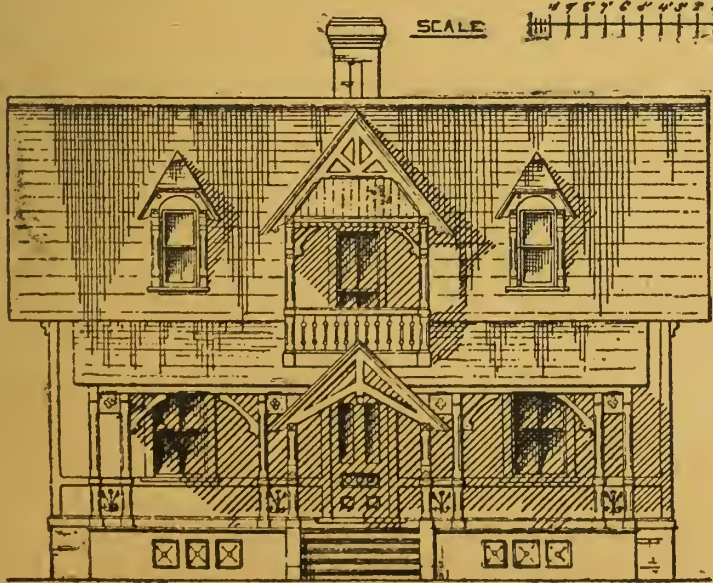
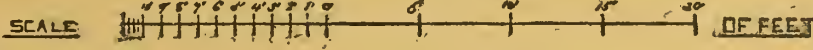
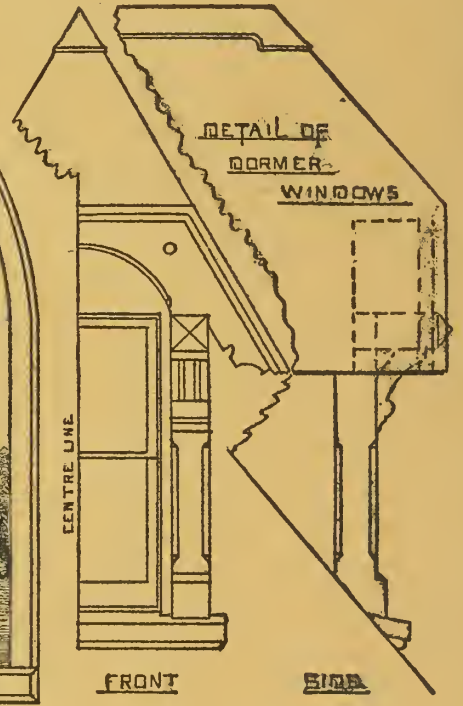
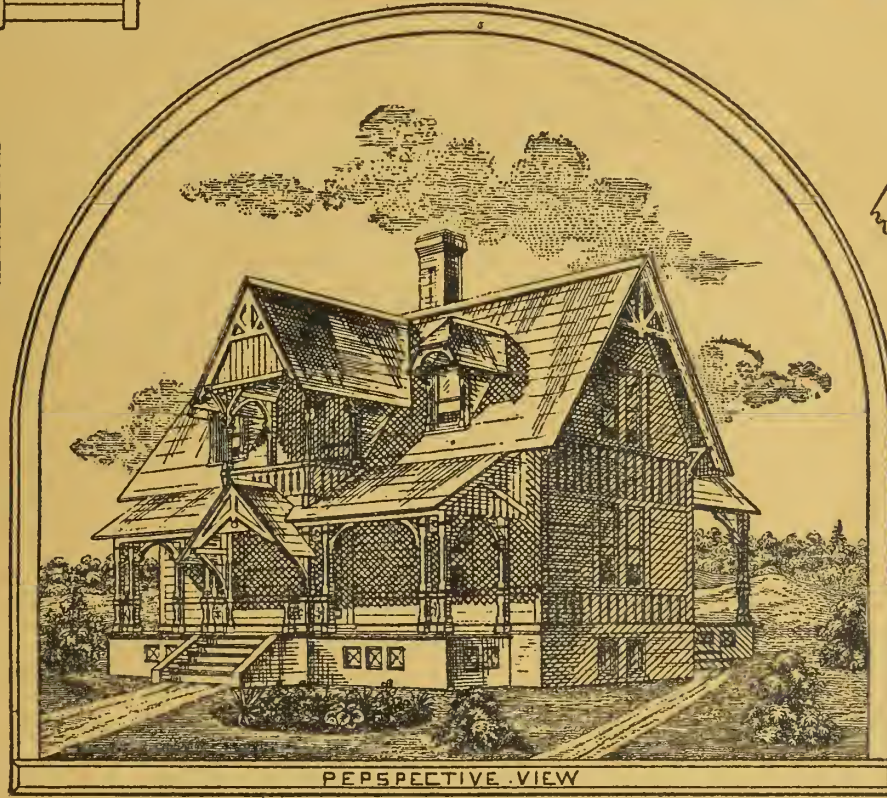
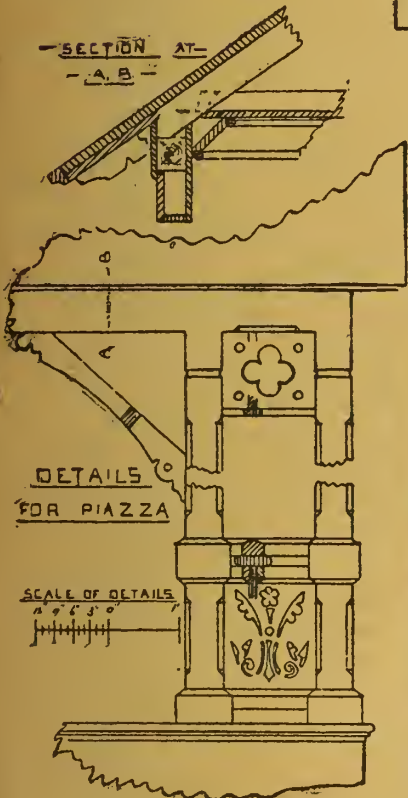
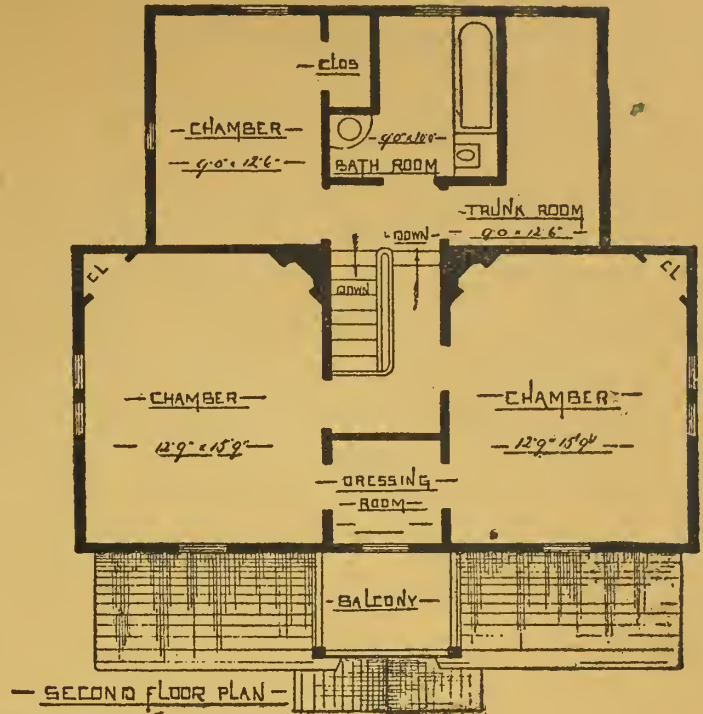
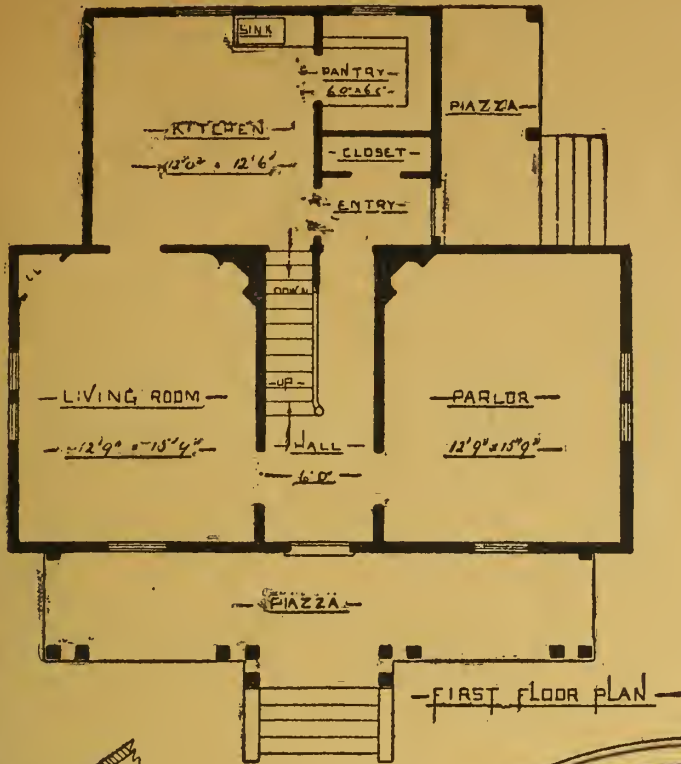


PLATE 10.

DESIGN 19—Shows plans, elevations, and perspective view of a pair of picturesque cottages, of five rooms each. The first story it is designed to build of brick, faced with pressed brick, trimmed with molded buff brick, black brick, and brown stone, laid up in red mortar; the center division wall is of brick, built hollow so as to prevent the transmission of sound. The second story to be built of wood, in the usual manner of frame buildings. Cost, \$1,400 a side.

must of necessity be a hodge-podge, is as unwise as he who calls no professional aid. Nay, of the two the latter does the least mischief; for he only holds up to the world the evidence of his own folly, instead of shifting the load to the shoulders of another.

We are aware that a fraction of the public still regard an architect as a mere draughtsman—an artist perhaps, but a sort of necessary evil whose duty is to make upon paper the picture of a building.

What do people realize of the actual responsibility which rests upon their architect or the extent to which their lives are in his hand? Talk of the responsibility of a physician; that is indeed great. If your friend falls ill he calls upon his good doctor to lead him back to health; and if possible this is done: if not one man dies. The physician was not responsible for the illness; he did his best to counteract it but failed, and he is not blamed. But suppose your friend, being in good health, takes tickets for himself, his wife and children, to the opening of some new room, hall or theater, which an architect has built. He goes with hundreds, perhaps thousands, under the excitement of the pleasure of an opening night. Does he, or any of that audience, realize for an instant what they have done—that they have placed their lives in the architect's hand and he has accepted the trust? We know that if by some error or oversight of the architect, or had he miscalculated in this or that or the other direction, the lives of your friend and family, with scores of others, are not worth the price of their tickets. But do they know this? Probably not; and it may be a merciful dispensation of Providence which blinds them to the fact. But ignorance or parsimony upon the part of those who are responsible for the erection of such buildings, leading them to trifle with their safety, to employ incompetent builders, or if consulting an architect of ability, to restrict him or in any way limit him within the proper scope of his office is criminal.

Many architects have allowed their judgment to be overruled by their client, for fear they would lose their employment by insisting upon what they know to be right as a matter of construction or material, and many a building has settled or failed in some particular because the architect had not the pluck to assert his *locus standi*, while the injury to his reputation is greater than if he had stood his ground, and lost his client; or still more, if his client had left him and found an architect less scrupulous. In either case, when the failure finally occurs, his judgment and integrity would be apparent, and would gain as much prestige for him as his having built the building successfully.

In France an architect is held responsible to the whole extent of his means for work under him, and this gives him an authority which his client is bound to respect; while it insures his conscientious exertion. If this were the case in this country there would be less building accidents reported through the daily press, and the number of unqualified persons advertising themselves as architects would greatly diminish. One should no more employ an architect than he would a physician without knowing something of his ability and standing.

The profession of an architect is closely identified with that of public health, and as sanitarians in the construction of every kind of building, whether it be a stable, private dwelling or public building, the vastness of their responsibility is at once evident.

"Died of a bad air." How often these words might, with truth, be inscribed on the headstone of old and young. All that man can

do to make our modern houses warm and air tight, is done, and then we kindle a monstrous fire in the cellar, so arranged that all the air we breathe must pass over plates of iron heated to a cherry-red before it reaches us. Day and night is the same. We are warm and comfortable, nothing freezes in the house; we have, nevertheless, taken a viper to our bosom that will certainly sting us. No man can rob his lungs of pure fresh air, and not pay for it in bodily health. Pure air, and in large quantities, is as essential to our health and comfort as animal food and nourishing drinks. In our efforts to perfect our creature comforts, we have not only shut out the cold from our dwellings, but with it the vitalizing air.

The architect must see to it that the house he builds is so arranged that not only the temperature of the air in it can always be regulated—at least to such a degree as advancing science enables him to do—but also that the air be fresh and pure. In its sanitary character architecture must, therefore, look to the combination of heat with pure air or ventilation. The architect in his relation to his client is either a practical sanitarian or the reverse.

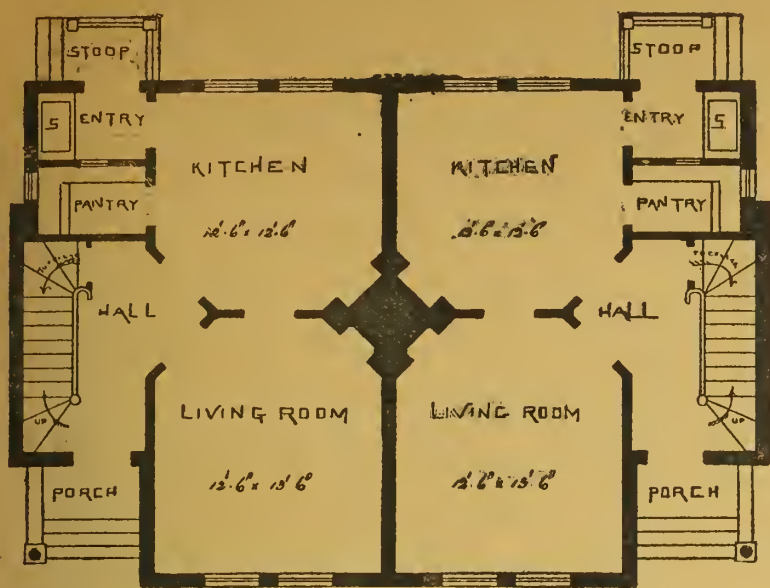
Our forefathers knew nothing of diphtheria and kindred diseases, traced to what we term "modern improvements." Our plumbing and sewers, if not properly trapped and ventilated, will lead the poison into our dwellings, instead of removing it to a distance, where it can do no harm.

It is only a few years ago that the whole British empire was filled with anxiety on account of the illness of the heir-apparent to the throne—an illness said to be due to imperfect drainage. To the same cause is attributed the death by plague in London of 100,000 persons, and in the cities of our own country thousands die yearly by the same cause. No nation can afford, by the untimely making of the graves of thousands of its producers, to lose its wealth and thereby its greatness.

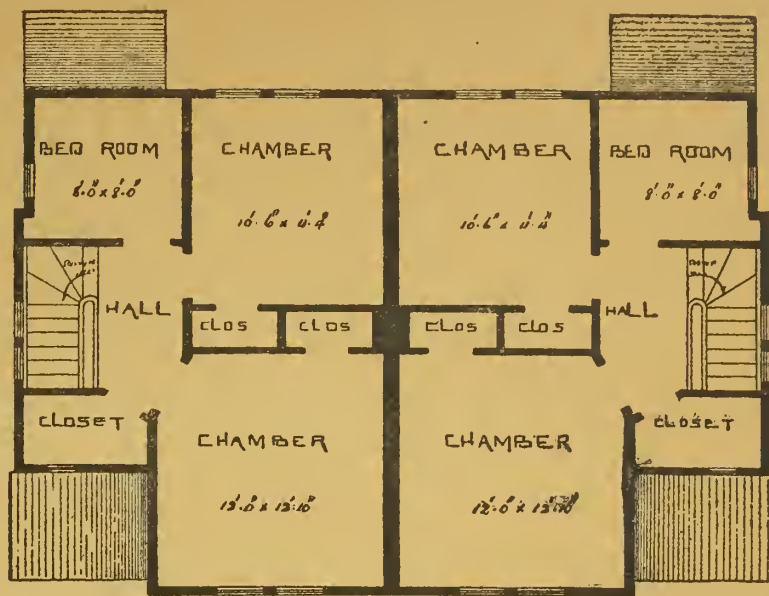
Dr. Chamberlain reports from a recent conversation with Dr. Richardson, acting Secretary of the State Board of Health of Massachusetts, that they never have a fatal case of scarlet fever or diphtheria without finding some cause for it in defective drainage, ventilation, or bad sewerage of the dwelling.

The contents of the vault saturates the whole of the surrounding earth, poisons the springs and the wells, and finds its way in little currents through the interstices of the foundation walls of our houses; there it throws off gases too slight to attract attention, but too deadly to be inhaled by the inmates with impunity. The soil pipe is an improvement on this; but if it be not tight in all its parts, if there be any imperfectly soldered or caulked joints, woe betide the man who sleeps near it; for the destroying angel is abroad, and will find him as surely as he lies down and rises up in an atmosphere so charged with the germs of disease. He may not be conscious that the foe is near at hand; for the leak may be slight, and during the day its effects will be neutralized, in part, by open windows and doors; and, moreover, as "evil communications corrupt good manners," so the habitual inhaling of a noxious atmosphere dulls the senses: and they soon cease to detect the odor that would have startled them, had they not gradually become habituated to it. Anyone may test this. Let him enter into a crowded and badly ventilated theater or other public building, and he will take no more notice of it than the crowds who have inhaled carbonic acid gas enough to insure to each a raging headache for the following day.

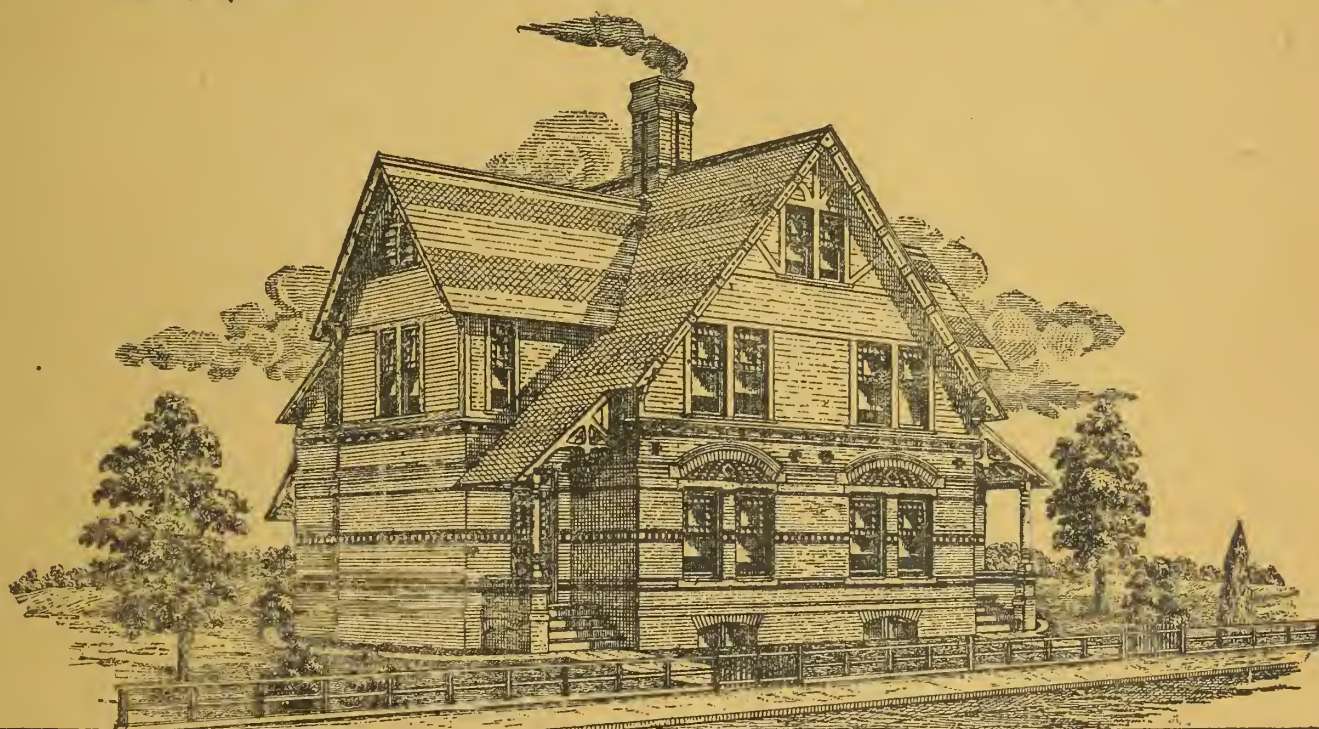
Of course a great many of these buildings are not built by



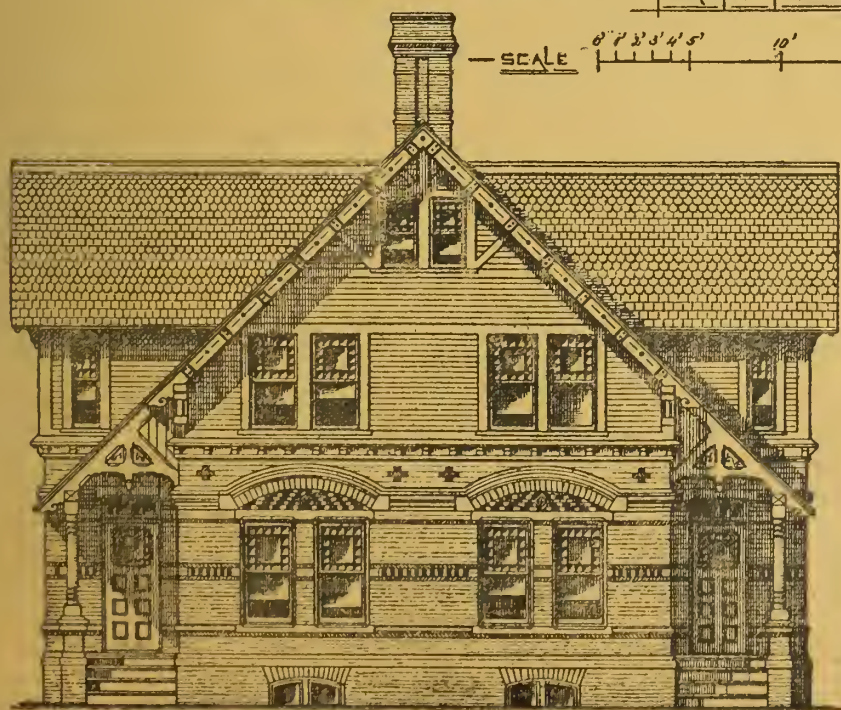
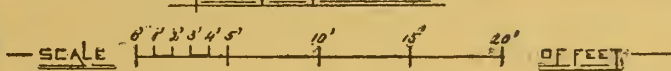
— FIRST FLOOR —



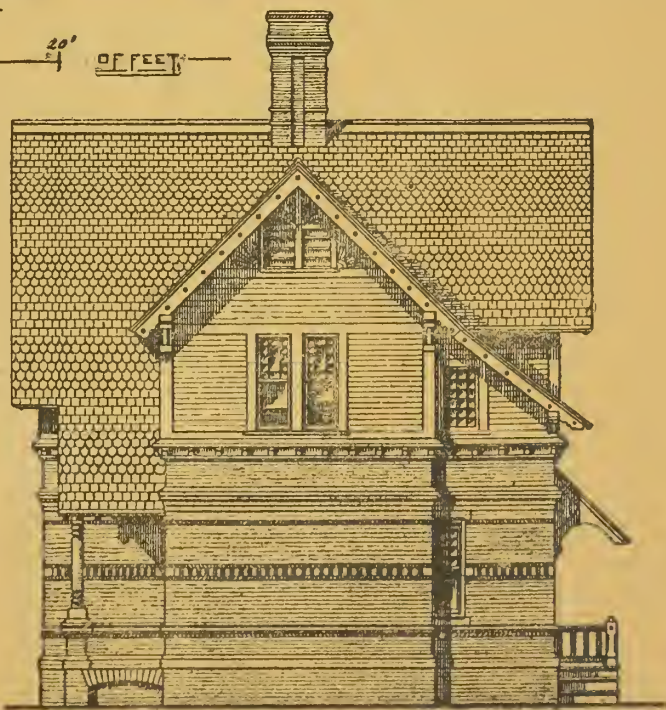
— SECOND FLOOR —



— PERSPECTIVE VIEW —



— FRONT ELEVATION —



— SIDE ELEVATION —

PLATE II.

DESIGN 20—Illustrates a house adapted to a site on a hillside, the kitchen and offices being placed in the basement, and on rear, is entirely out of ground. The dumb-waiter, from the closet in kitchen to waiter's pantry on first floor, connected with dining-room, is a very desirable and convenient feature. Second floor contains four sleeping rooms, and there is a good attic over the whole house. Cost, \$1,700.

DESIGN 21—Is a two-story seven-room and attic cottage, suitable for a mechanic's home, and can be erected on a lot of small frontage. Cost, \$1,600.

architects at all, but by the "practical builders" who do so much of the bad building the whole country over.

There is only the excuse of public indifference to shield the modern builder in view of his almost universal disregard of simple and well known methods of wholesale house-drainage. He would consider himself blameworthy if his roof leaked so badly as to destroy the wall paper of a single room; but he expects no blame—he would often scout the idea that he should be blamed—for a condition of interior drainage which lays the whole household open to an ever-threatening danger. At present not a man in ten thousand—literally not one in ten thousand—cares or thinks anything about this matter, beyond satisfying himself that his house has as good plumbing as other people's houses. His accustomed nostrils detect no odor—even where to one fresh from the country the very entrance hall is tainted with air from the drains; and where he can neither see nor smell offence, he is quiet and content. He has yet to learn that the most serious danger is often unattended by any marked warning to the senses.

Where the battle rages fierce and long, are the dead and dying—but the plague and pestilence is not announced by the clashing of arms and booming of cannon.

The architect, who is the creator of the sanitary condition of the house, must give to its drainage and water supply system the same intelligent and educated skill which he now applies to its arrangement and beauty.

Architects have not been held to any real accountability for these things, and the people themselves are thus far at fault. The demand creates the supply, and thus far it has been for handsome houses, or for cheap houses, or for convenient houses, and these have been supplied; the time is now at hand when the demand will be for healthy houses first of all.

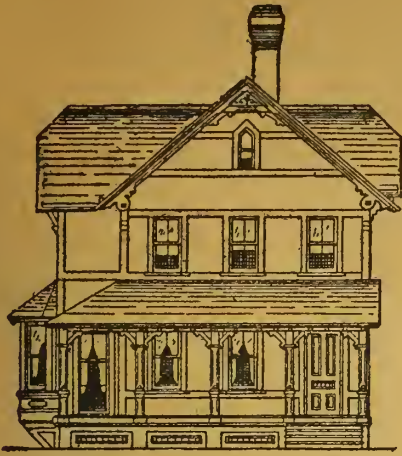
We say the responsibility of the architect is great indeed, but how much more is the responsibility of those who erect buildings without the aid of an architect? What is the responsibility, we ask,

of one who sets his irresponsible and crafty builder at work to erect a building, which is usually the case when no architect is consulted, the owner only studying parsimony—although the fees of a competent architect are not so much additional as he thinks; but on the contrary a saving of at least five times the amount. This builder knows nothing of design or the harmony of parts, neither the owner who follows him up with his instructions, and they gather their ideas from this and that or the other which they have seen; fancy looking for a harmonious whole in a house built after this fashion. The builder will turn an arch, and build a wall above it, ignorant whether it will stand or fall when the center is struck; while his brother will frame together a combination of timbers, innocent of any positive knowledge whether his structure when finished will bear a locomotive, or fall of its own weight; and the plumber, who has so much to do with the health of the occupants, will get the impression that a cheap job is required, and no one will take any interest in how he does it, and the whole of the work will be scamped from beginning to end, and the question arises will this building be fit for occupancy of man when finished, and should not something be done to prevent the erection of buildings that will be a lasting injury to society?

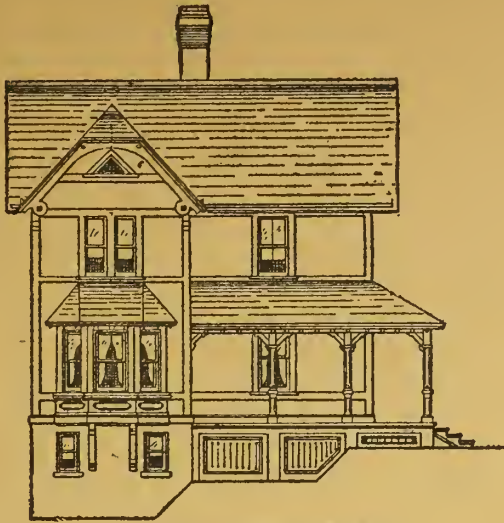
It is very much to be deplored that in many of our cities the public has delivered itself over a willing victim, body and soul, to the speculating builder. Stupidly housed in ugly, inconvenient and monotonous brick boxes, with holes cut symmetrically in them, the public stays contentedly until a fever breaks out or frost sets in. Then, however, it immediately raises an insensate howl against the architectural profession, which was never consulted, because sewer gas was laid on to and fresh air carefully kept out of its dwellings, and because all the pipes were left exposed to the elements.

We have no desire to claim infallibility for the capable members of our profession, but will remind our readers that where such things occur as we have here referred to, usually an architect was not at all concerned, or if there was, he was probably limited in the scope of his office.

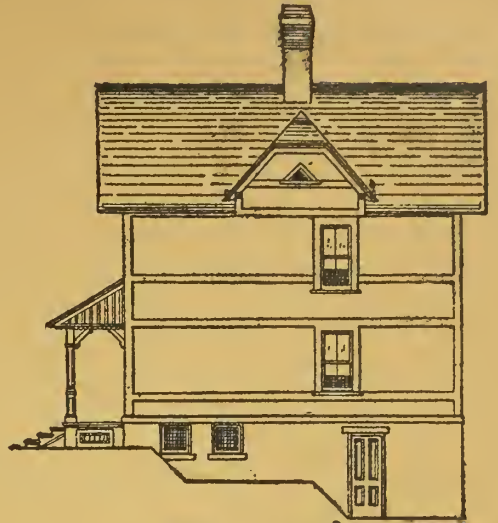




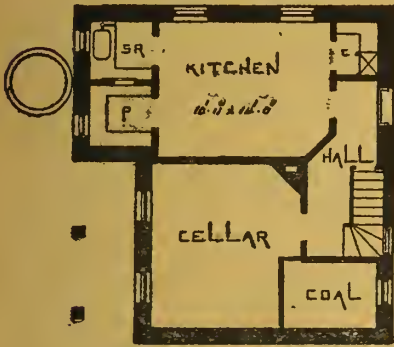
FRONT ELEVATION



SIDE ELEVATION



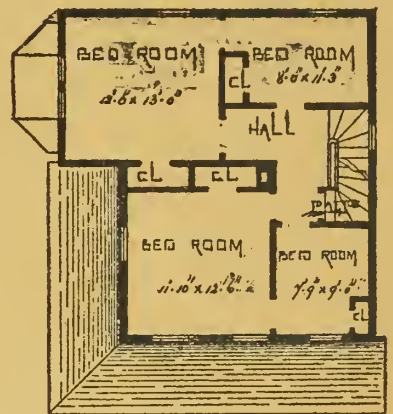
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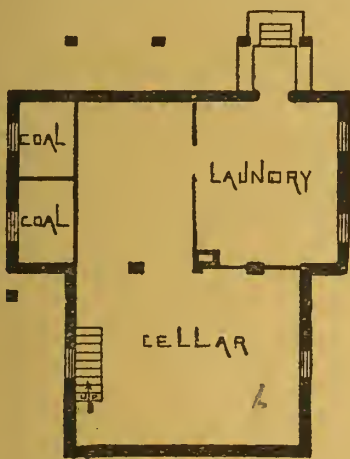
CELLAR



FIRST FLOOR



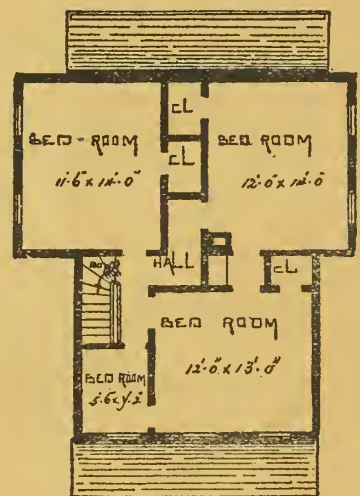
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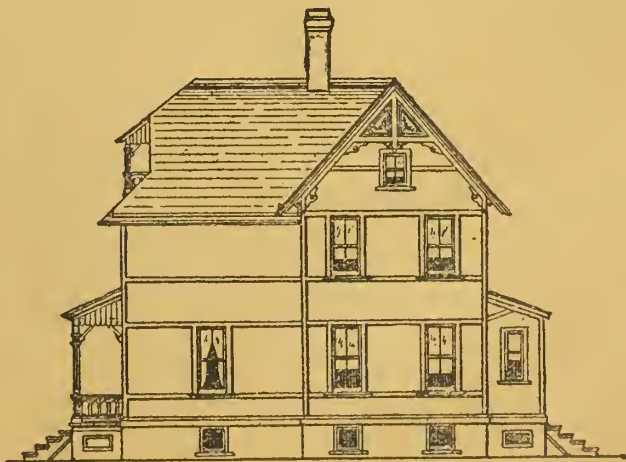
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION



PLATE 12.

DESIGN 22—Shows a pair of frame cottages, of seven rooms each, which, when executed, make a very attractive home for anyone requiring the amount of room this plan gives, and which can be erected for \$1,200 each.

A permanent home should be built with care and planned with a special reference to the wants and necessities of the family; it should be neat and attractive and in harmony with the lives to be spent under its roof. A house or stopping place may be all external show, with the larger part of the conveniences omitted internally, thereby cheapening the cost, and which enhance the chances of many birds filling the nest for a short time, and ultimately the place becomes the half-way house between nowhere and home. Let us have permanent homes, built in accordance with the times and of modern styles, homes where the manly virtues may grow strong and flourish, and which our children will ever remember in after years with pride.

It is quite surprising what a number of people there are who will get about half a dozen hieroglyphics on a piece of paper and then think they are all ready to commence building, and that there is nothing more to do but put hands to the work. But, softly, how about the lettering and figuring of plans; are the sizes of all rooms figured out, the frame, the location and size of all doors and windows; where are the specifications, the details of execution, the contracts and a host of minor things which must be properly prepared and attended to, if your building affairs are to be conducted in a practical manner, for as sure as the compass is indispensable to the mariner to steer by, so are the plans, specifications and details, requisite for the builder to work by to obtain satisfactory results and to reach the goal of proper construction and harmony of parts.

It is on the architect that the public must rely for the proper construction of the building.

It is only a penny wise and pound foolish policy that says: "Do not employ an architect."

People who have tried to be the architects of their own buildings have instead been the architects of their own misfortunes and emptied their pockets.

A simple suggestion from a competent architect is sometimes worth his fees.

The intelligent public are convinced that architects who have had every advantage by their training and experience can meet their wants with practical contrivances and arrangements for their comfort, and that they can do this better than anybody else.

The faculty of inventing, designing and giving shape to conceptions so as to make them living realities, is a talent as indispensable in the true architect, as a thorough knowledge of the strength of materials and the proper and most economical mode of their use, and anyone who dabbles in architecture without these talents is an amateur, and an amateur architect is the worst of all amateurs, for he not only builds structures that are hideous, but also wastes people's money.

Do the public want good architects? Men show but little care to get the best that are to be had.

An architect should be thoroughly practical and know how to use material with economy, so as to carry out a proper construction in building and not waste material, and consequently his client's money.

An architect is a confidential and responsible adviser.

Children and fools should never see anything half done.

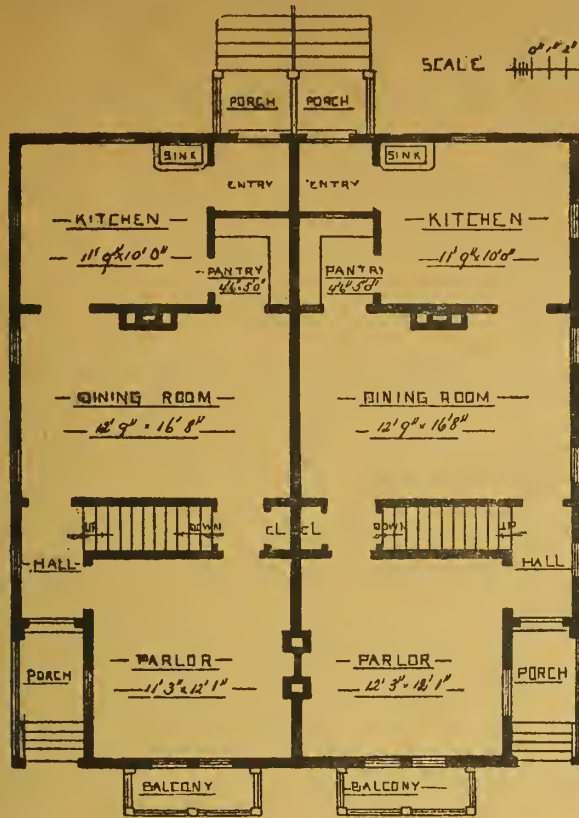
Critics of architecture will hate a thing with all their might, but they cannot substantiate their dislikes by telling one why—simply because they don't know and are not versed in architecture. These kind of critics are heard a good deal nowadays and it seems as if everyone were critics, though they don't know the first principles of what they are talking about.

It requires the same training to choose a design that it does to make one.

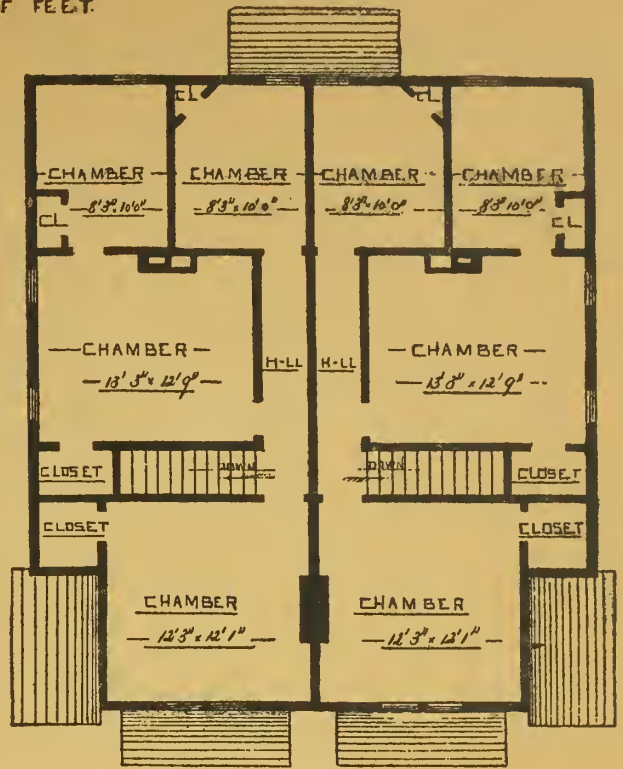
When people ask you as to what you are doing, say to them what the Japanese said when asked about the building they were erecting at the Centennial—"Wait, till comes time, you then see?"

John Smith was building him a boat, and everyone who came along and saw what he was doing found fault with it and offered their suggestions. Some said it was too shallow, others too deep, and so on. Finally Mr. Smith got mad and informed his friends he was building the boat for himself, and if after he was through they would call on him he would be happy to build one to suit them all and then he would chop it up.

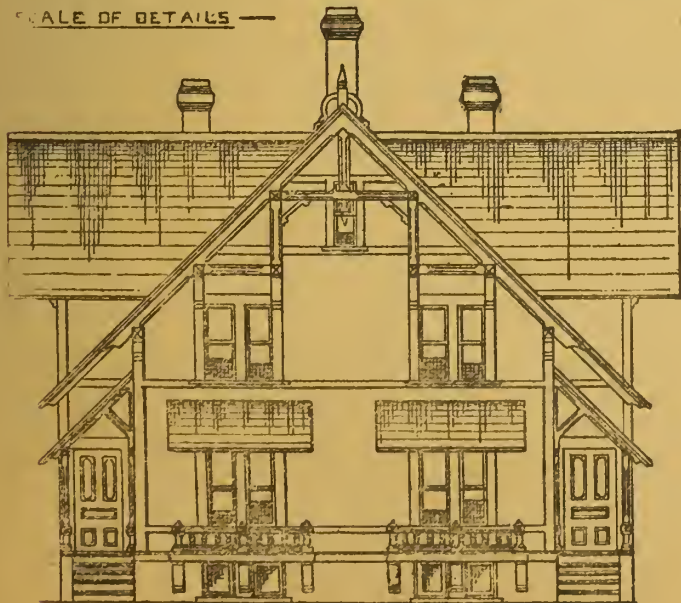
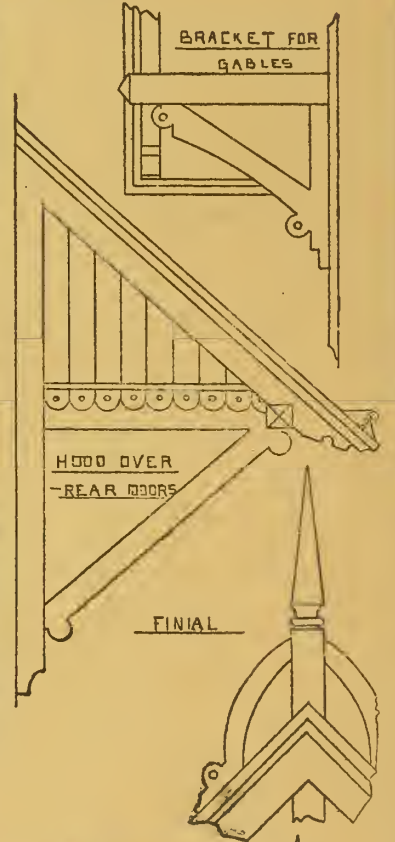
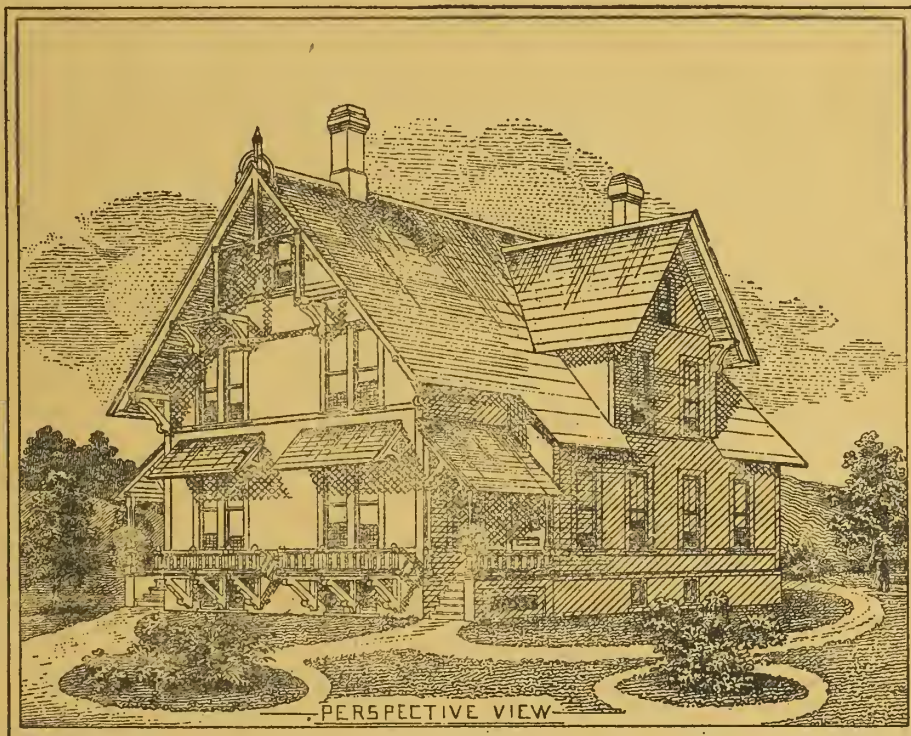
People want to live in more comfortable and attractive houses than they used to, and the designs shown in this book pleasantly indicate their demand.



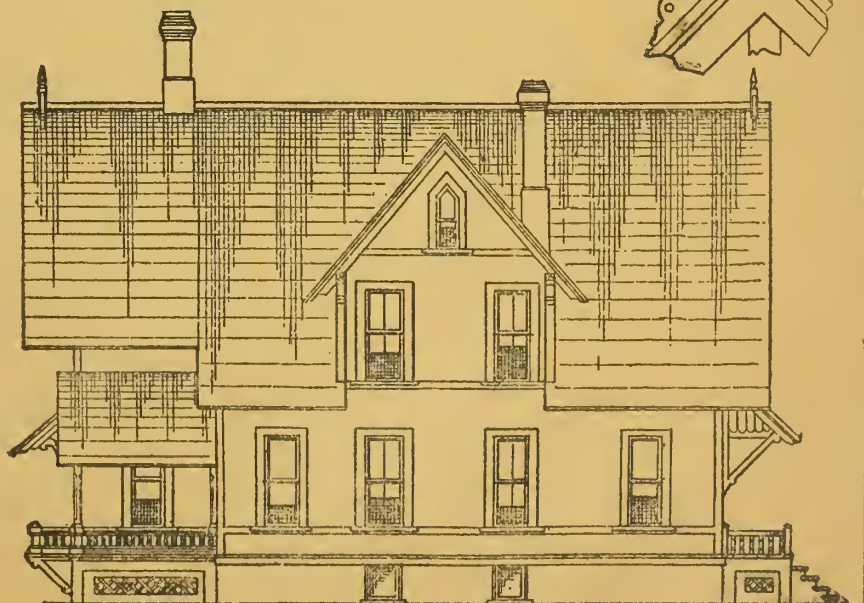
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION

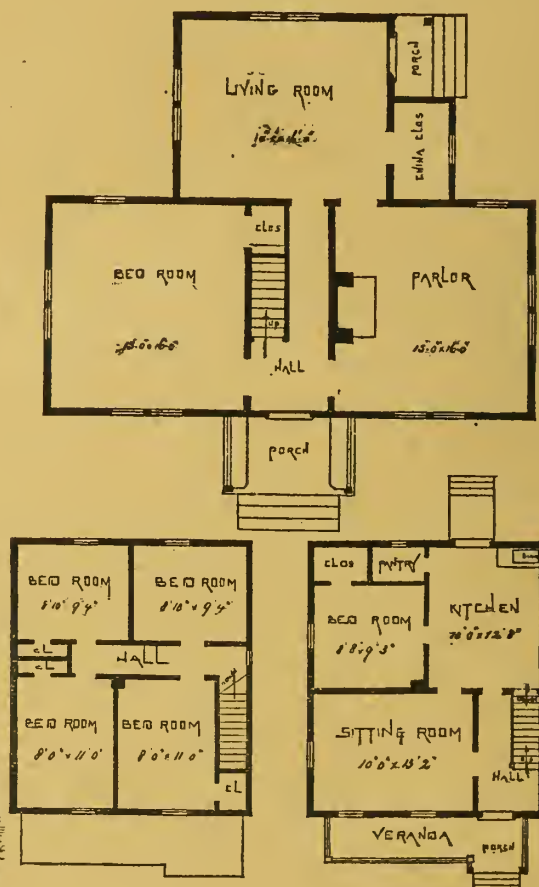
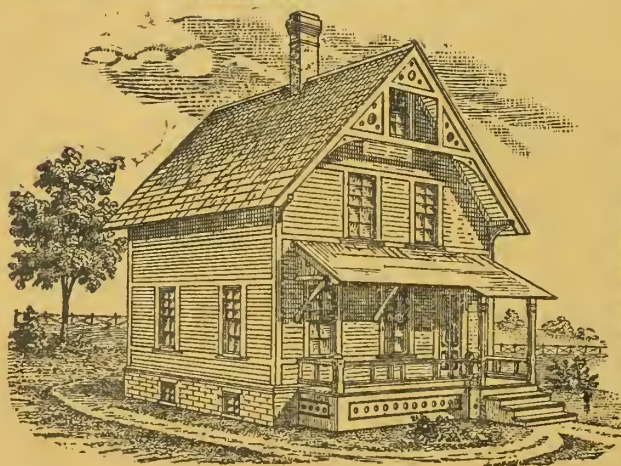
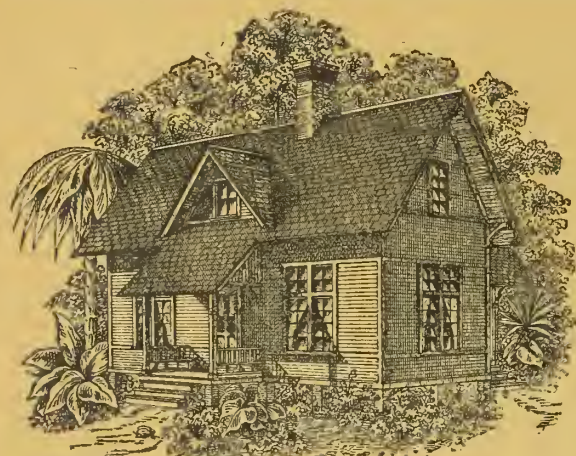


SIDE ELEVATION

PLATE 13.

DESIGN 23—Is a very attractive cottage residence of seven rooms with attic; cellar under the whole house; laundry in cellar; gives a large amount of room for the cost.

The first story is designed to be clapboarded and the second story shingled. Cost \$1,300. (See Plate 1 for Perspective View.)



COTTAGE AT SCOOPA, MISS.

In a Southern climate the requirements for houses, either great or small, are very different from what they are at the North.

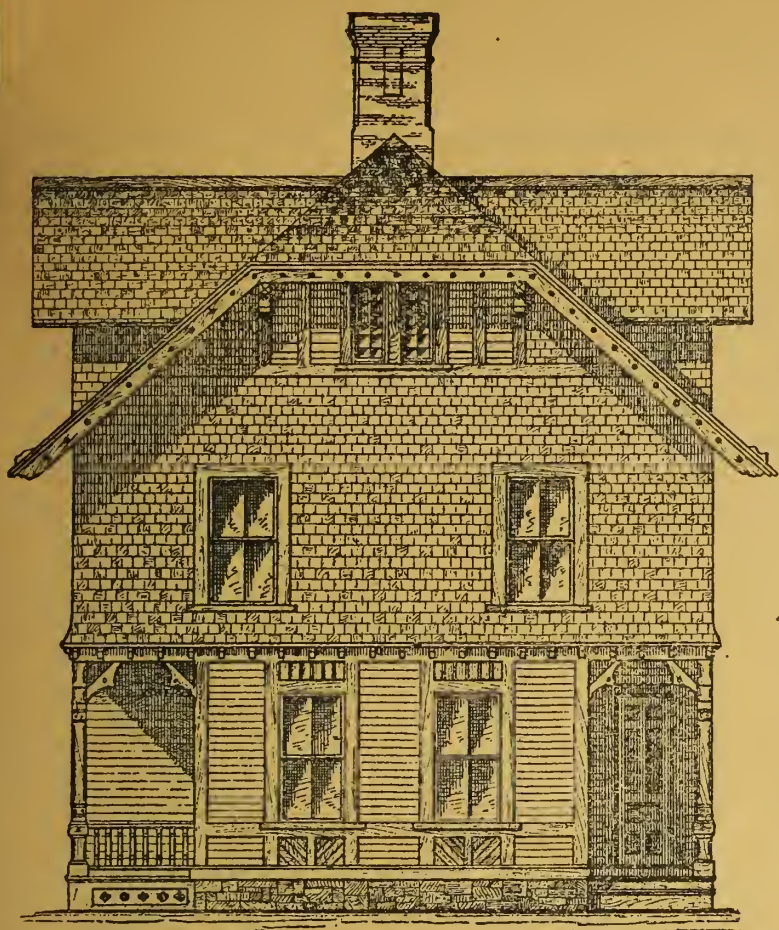
Special attention must be paid to keeping cool in summer rather than warm in winter; therefore the rooms must be large and the ceilings high. Cellars are not among the requisites. Neither is it necessary in some parts to build solid foundations, there being no frosts to get clear of; and in some instances houses are set on logs stood on the ground. In this case the frame is supported on brick piers, and a large open space is left under the floor, which is properly prepared so as to keep down damp.

It will be observed there is no kitchen provided, the cooking being done in a small out-house provided for that purpose, so as to keep the heat out of the house as far as possible. It is, however, necessary at some seasons of the year to have a fire, and for this purpose a large open fire-place is provided in the parlor. This fire-place is built of brick, with an arch turned in it, and the brick breast continued up; the brick being left exposed in the room, and in this fire-place it is intended to burn large logs on the hearth. The second story or loft is merely a lumber room and air space between the roof and rooms below.

The arrangement of the windows is one of the principal features in the design. The lower sashes are arranged to slide into the walls and the transom sash to swing. In this way the whole of the windows can be opened instead of half, as is usually the case. The rooms are well supplied with windows, and from their arrangement, if there is a breeze, a good draft will be obtained. The front porch is arranged with a seat on each side, so that one may sit out of doors, and yet be in the shade, which is a very desirable feature. This cottage was designed for the residence of a laborer on the estate of J. A. Minniece, Esq., at Scooba, Miss., to be built of yellow pine throughout. Cost, about \$500. We also give on this page

A COTTAGE AT BIRMINGHAM, CONN.,

designed for a workingman of large family, and is a neat little cottage, and well adapted for the purposes intended and the requirements of its occupants. The first floor contains living-room, kitchen and bed-room, and on the second floor four bed-rooms, with the necessary closet room. There is a cellar under the whole. Interior finished in a plain manner, and painted in tints. Color on exterior are: clapboards, light slate; trimmings, light brown, and trimmed up with red; blinds, olive green. Cost, \$900.

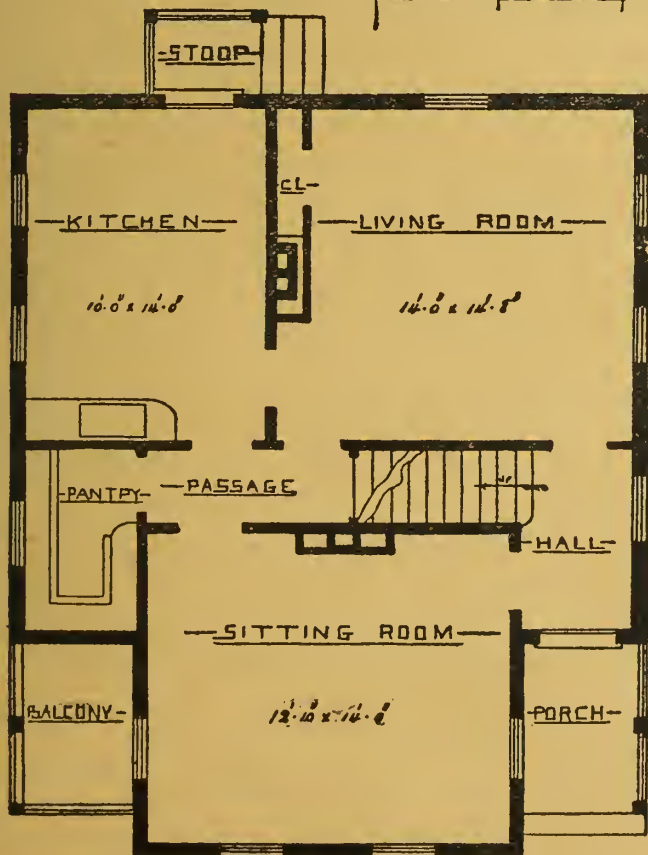


FRONT ELEVATION

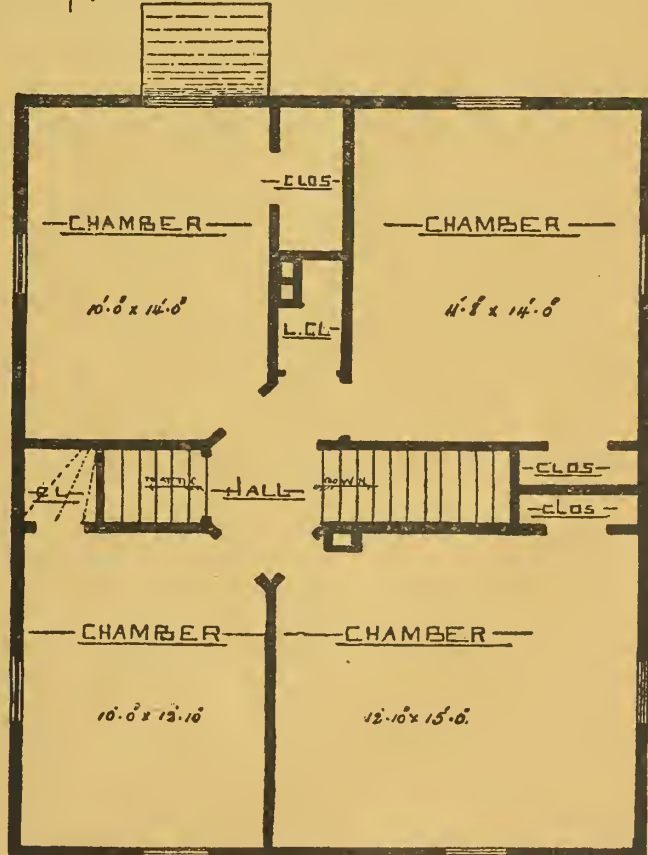


SIDE ELEVATION

SCALE OF 5' 4' 3' 2' 1' 0' 5' 10' 15' FEET



FIRST FLOOR



SECOND FLOOR

PLATE 14.

DESIGN 24—Gives plans, elevations, details, and perspective view of a comfortable, convenient cottage home of six rooms, with tower which is designed to command a view of the surrounding country where erected. Cost, \$1,700.

We have always maintained, and shall continue to do so unto the end, that any structure, no matter how inexpensive, intended as a dwelling place for civilized people, should be designed by a skilled man, and should bear the marks of good design. Good design in architecture, as well as elsewhere, costs no more than bad in the construction.

COTTAGE FOR A MILL HAND AT CHELSEA, MASS.

This is a very attractive design, and intended to give ample accommodation at a low cost for an ordinary family.

The cellar is placed under the kitchen and hall, which was thought in this instance to be sufficient to meet all requirements, though it is generally considered, in the Eastern States at least, to be poor economy not to have a cellar under the whole house, as it only requires about one foot in depth of additional stone work to secure a cellar, it being necessary to put down the stone work in any case, so that it will be beyond the reach of frost. The kitchen is without a fire-place, the cooking to be done by a stove, which, if properly contrived, is a very effective ventilator, and preferred by many housekeepers for all kitchen purposes.

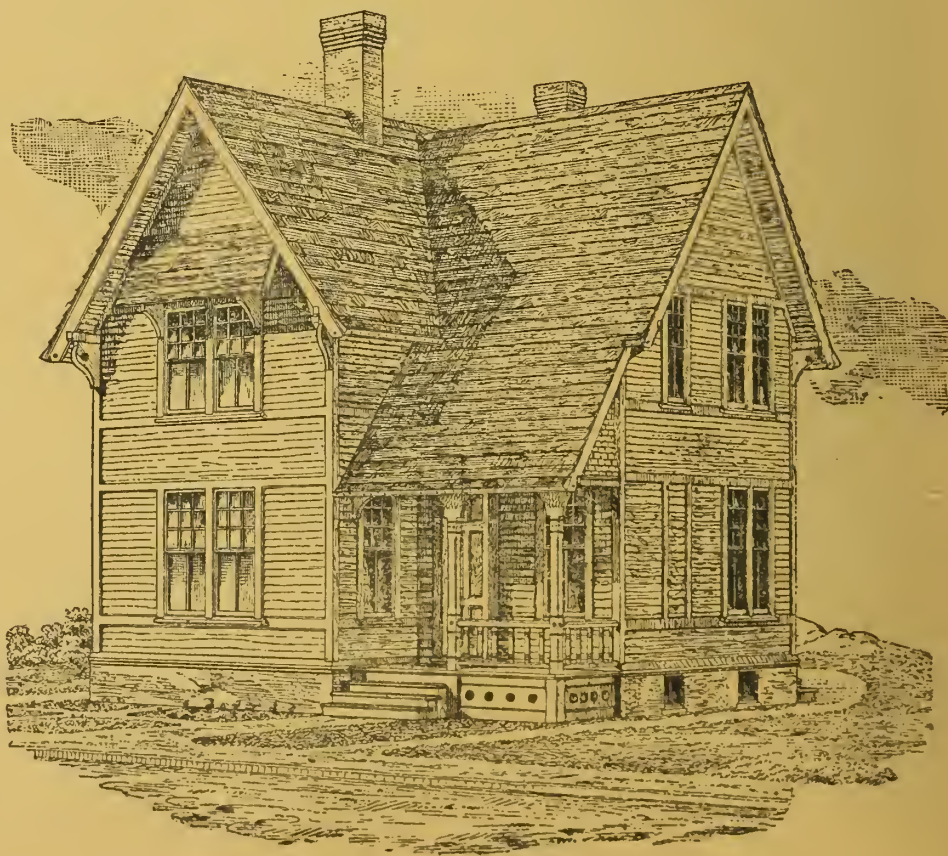
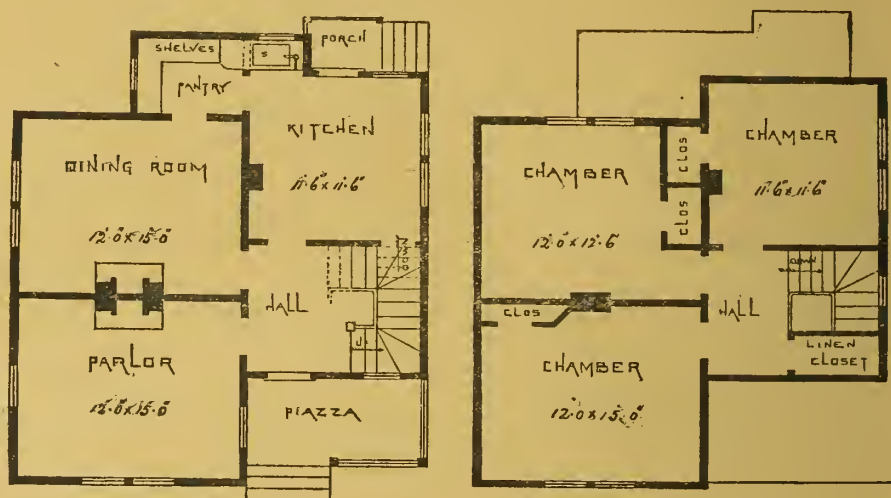
The parlor and dining-room or general living-room are provided with the healthy luxury of an open fire-place, and we know of no more elegant, cleanly and effective contrivance for this purpose than the one adopted in this instance; they are built of buff brick, with molded jambs and segment arch, and in which a basket-grate or fire-dogs can be placed for the desired fire, and in this way large rooms are kept perfectly comfortable in cold weather without heat from any other source. These fire-places are also provided with neat mantels constructed of ash, and which are elegant compared with the marbleized slate mantel, which is a sham, and repulsive to an educated taste.

On entering nearly every house in the land we find the same turned walnut post at the bottom of the stairs with tapering walnut sticks all the way up, surmounted with a flattened walnut rail having a shepherd's crook at the top; however, in this instance, it is not so, but the staircase is surmounted with an ash rail, balusters and newel of simple, though unique design; and now that people are giving more attention to this important piece of furniture, we may look for a change in this respect.

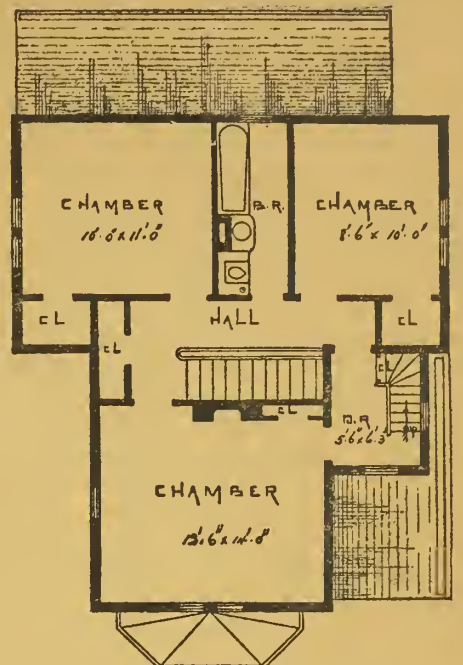
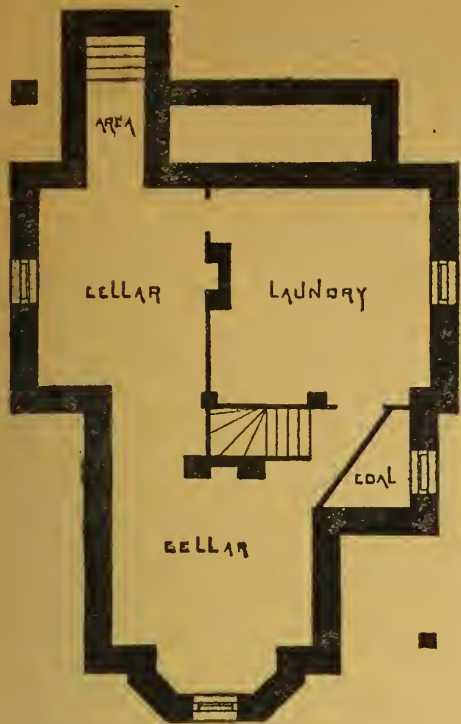
The house is supplied with a cistern constructed with great care, the kitchen sink being supplied with water by a pump, and there is no more easy method of procuring good water for all purposes of the household.

For a compact, convenient cottage with every facility for doing the work with the least number of steps, for a low-priced elegant cottage, we do not know of anything that surpasses this. Cost, \$1,200.

Mr. A. E. Jones, of Newport, Ohio, is also erecting this cottage with the necessary changes to suit points of compass. Such a house as this if tastefully furnished, and embellished with suitable



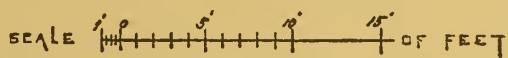
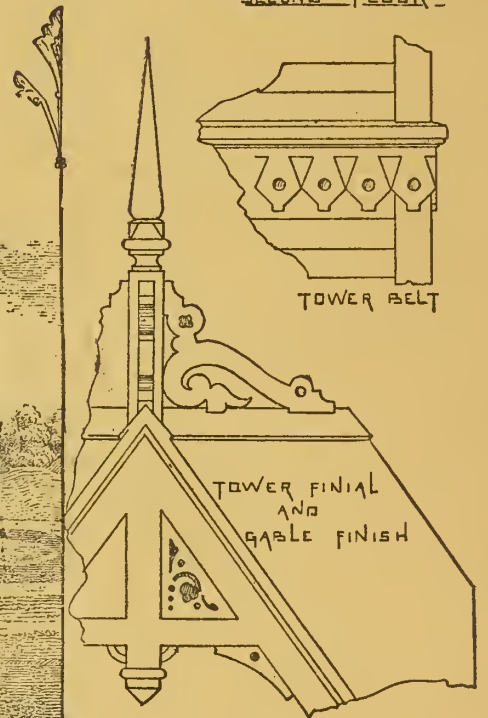
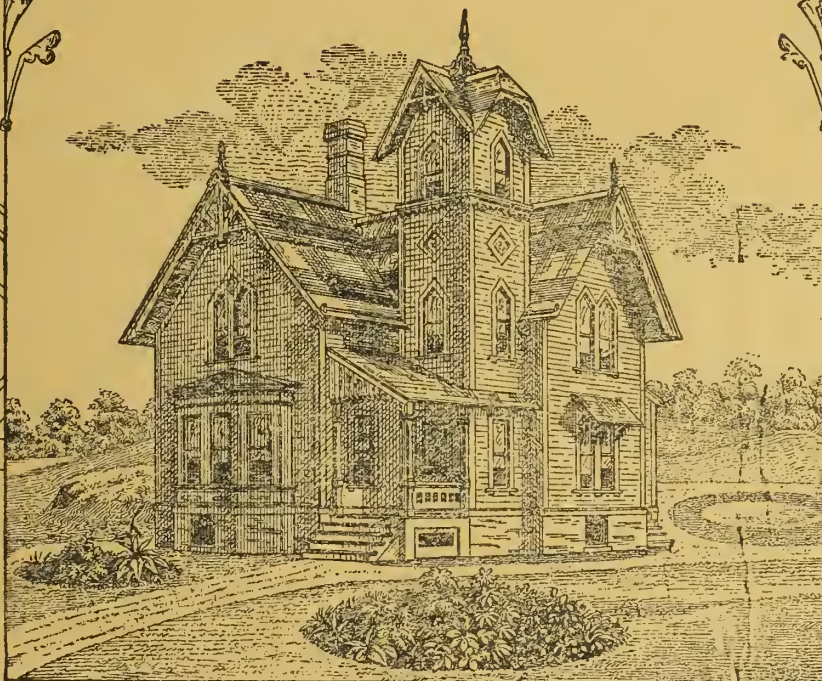
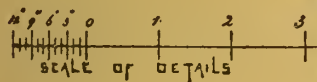
surroundings, as neat and well-kept grounds, flowers, etc., will always attract more attention than the uninviting, ill-designed buildings, no matter how much money may have been expended on them.



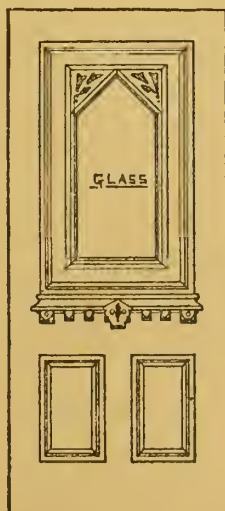
-CELLAR-

-FIRST FLOOR-

-SECOND FLOOR-



-FRONT ELEVATION-



-FRONT DOOR-



-SIDE ELEVATION-

PLATE 15.

DESIGN 25—Shows plans, elevations, and perspective view of a neat cottage house, of six rooms, suitable for erection in the suburbs or country. The interior is designed to be finished in pine, in a pleasing manner and finished in natural color of wood—no paint. Mantels in parlor and dining-room to be of black walnut. The roofs to be slated; clapboards painted Venetian red; casings, cornerboards and bands, Indian red; the chamfers and cut work black. Cost, \$1,600.

COTTAGE AT WEST STRATFORD, CONN.

This handsome little house is near completion for E. R. Tomlinson, and for a compact arrangement of plan cannot be beat. There is a splendid cellar under the whole house, arranged for the storage of fuel and other purposes; a well has also been put down in the cellar, which with the cistern supplies an unlimited amount of water at the kitchen sink through the aid of a pump. The attic is very spacious, and will be found very useful as a place for drying clothes, or should it be found necessary at some future time two rooms could be finished off, which would be almost as good sleeping rooms as any in the house.

There is but one chimney, which is so placed that it can be used from all the rooms on first floor; the stair-case is also placed in a position to be easy of access from all parts of the house; two doors are placed between the hall and kitchen, a feature which cannot fail to commend itself.

The windows in the hall and stair-case are filled entirely with ornamental and stained glass, as are also those in the attic; the other windows in the house have the lower sash glazed in two lights of ordinary glass, while the upper sash has a white light in center and small colored lights on each side. The interior is finished in a very pleasing, yet economical manner, the casings of doors and windows are trimmed with a back mold, though they are not mitred at the angles as is usually done, but a square block, ornamented with sunk work to be picked out in color is placed in the corner, and the molding cut square against it; this is a decided improvement on the monotonous mitred back mold which we see in nearly every house. The rooms are all of ample accommodation to meet the requirements, and each chamber is supplied with a good closet.

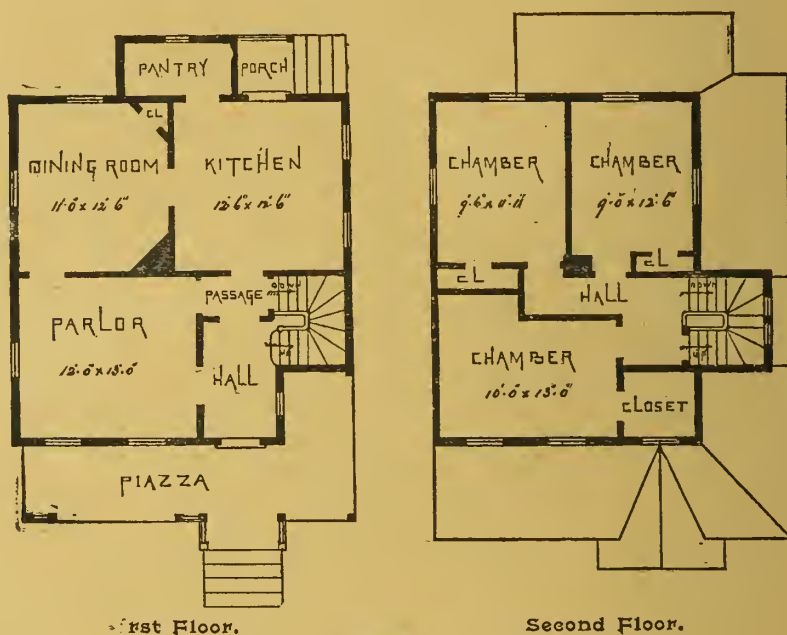
The exterior is very striking, the front gable is very handsome, and is a free rendering of what is known as the Queen Anne style of architecture; the front veranda and especially the hood over entrance is very pretty—in fact this is one of the prettily designed cottages which will always attract attention.

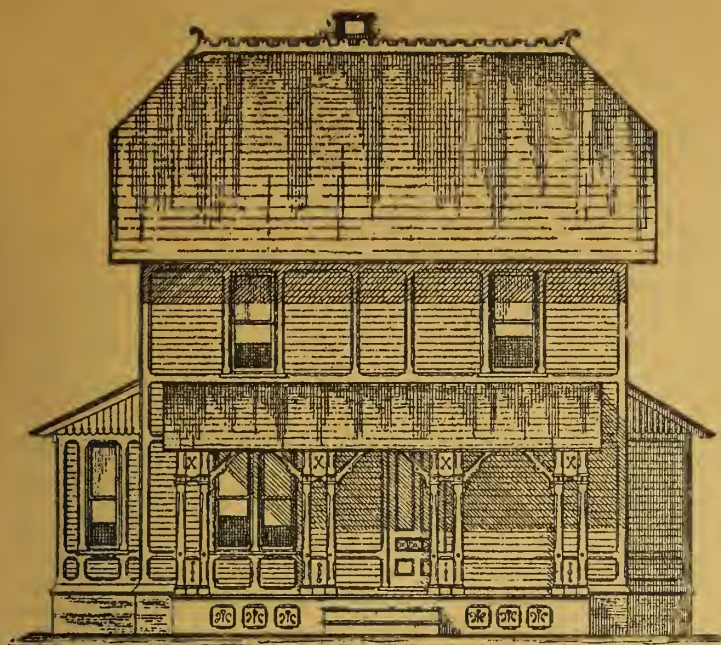
An architect designs a building with special reference to the colors to be used in painting, and as color is the life of design, his instructions in this respect should be minutely followed if the desired result is to be arrived at. This cottage is painted Venetian red, trimmed with Indian red, the chamfers, cut and sunk work being picked out in black, making it very effective and showing the detail boldly. The cost is \$1,460, and we doubt if there is anyone who can show a prettier house, either in arrangement or appearance for the same price.

Blessed are they who have homes!

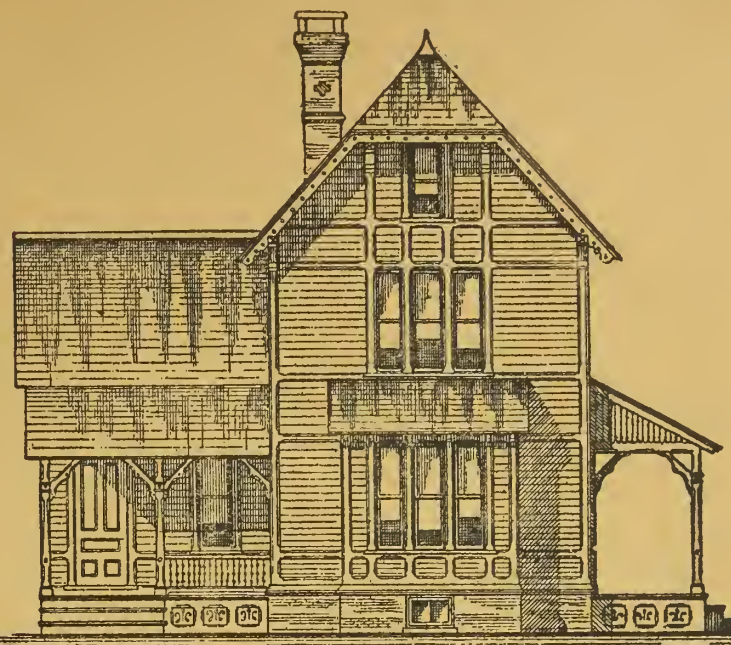
Let every man strive to own a home.

Mr. Tomlinson has sold this cottage to good advantage and built larger from our plans.

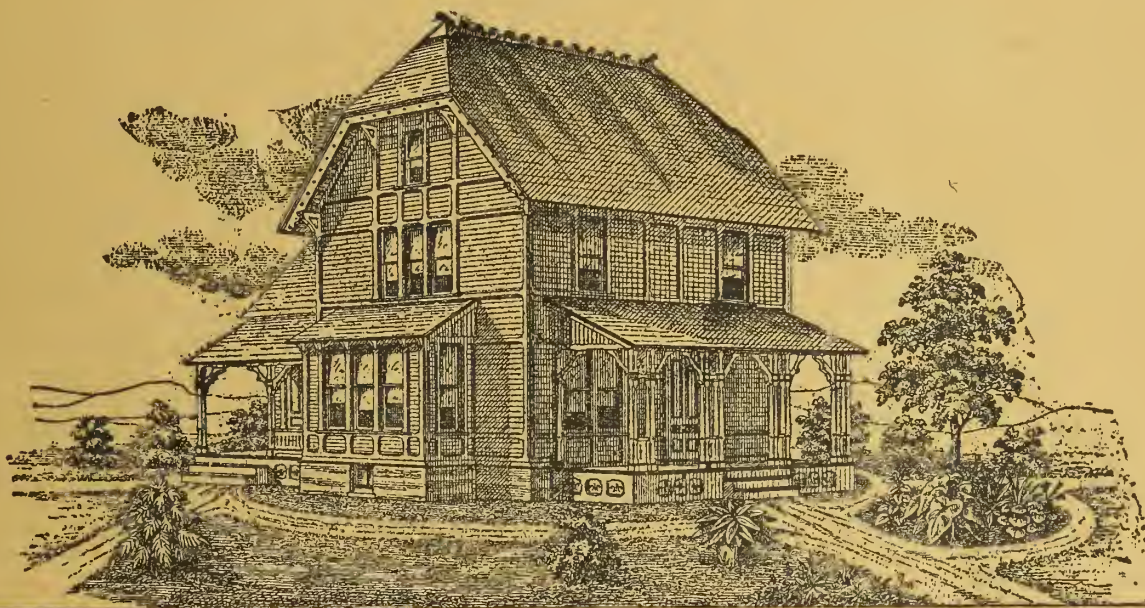




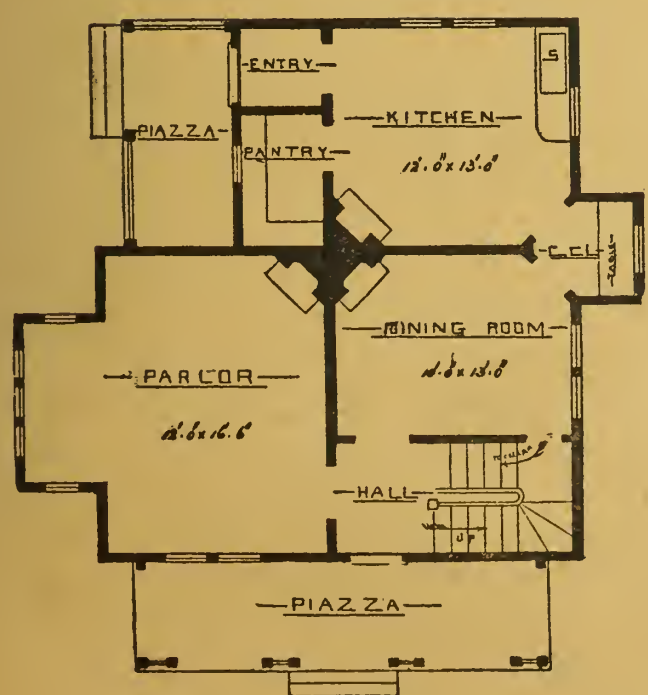
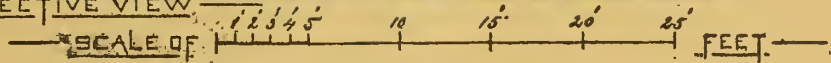
FRONT ELEVATION



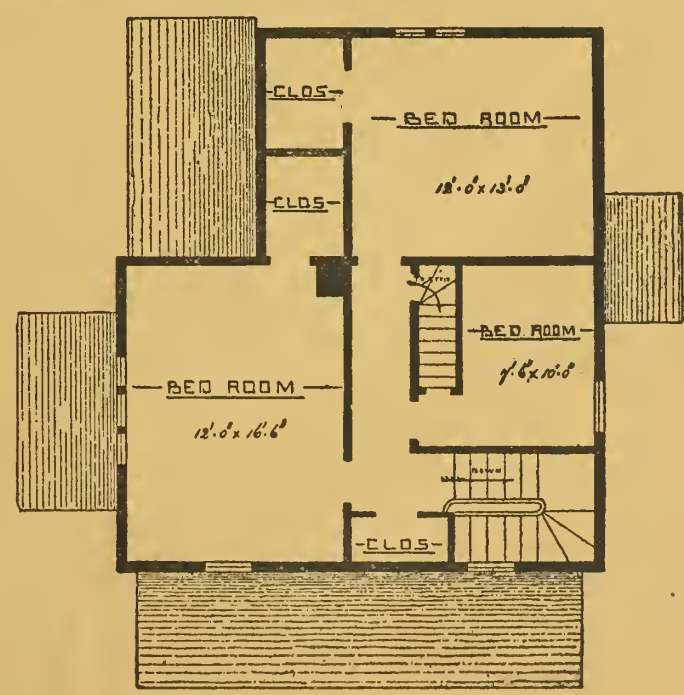
SIDE ELEVATION



PERSPECTIVE VIEW



FIRST FLOOR



SECOND FLOOR

PLATE 16.

DESIGN 26—Illustrates a seven-room house, furnished with all necessary conveniences. First floor, main part finished in hard-wood, with hard-wood floor in hall, hard-wood mantels in parlor and dining-room. The small panes in top sashes are filled with plain stained glass, the center light with ornamental ground glass; bottom sash, which is the only ones accessible for view, being of plain glass, and furnished with inside blinds. Cost, \$2,000.

COTTAGE AT LITCHFIELD, CONN.

This is a neat seven-room cottage, designed to fill a narrow lot at a small cost. The house was designed to face the West, and the South side was made more attractive; the front veranda is one of the features of the exterior, and is very simple and chaste, yet elegant.

Besides the two floors in the main house, there is an attic over the kitchen extension which may be used as a stow-away. There is also a good attic over the main house, and a cellar under the whole house.

The room marked parlor is to be used as a general living-room, hence it is provided with an open fire-place and a neat hardwood mantel, and the interior throughout is finished in a plain neat manner.

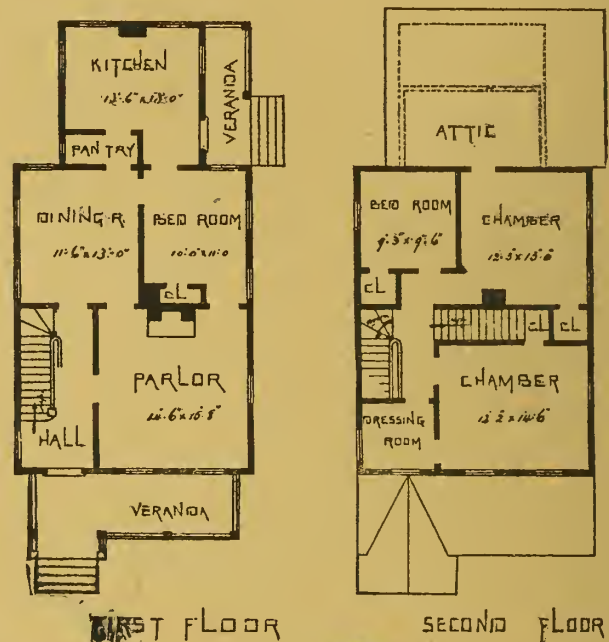
The wants of people are so unequal, and their opinions so varied by the circumstances under which they are formed, that it is the most natural thing in the world for anyone to take up a plan and suggest innumerable changes and additions, always forgetting the unalterable condition of price, situation and object which restrained the architect while working it up. To prepare a design regardless of expense is an easy matter compared with that of devising one that gives the largest amount of accommodation within a fixed limit of cost, and in all our long experience we have never found a design that would meet the requirements of different individuals without some changes.

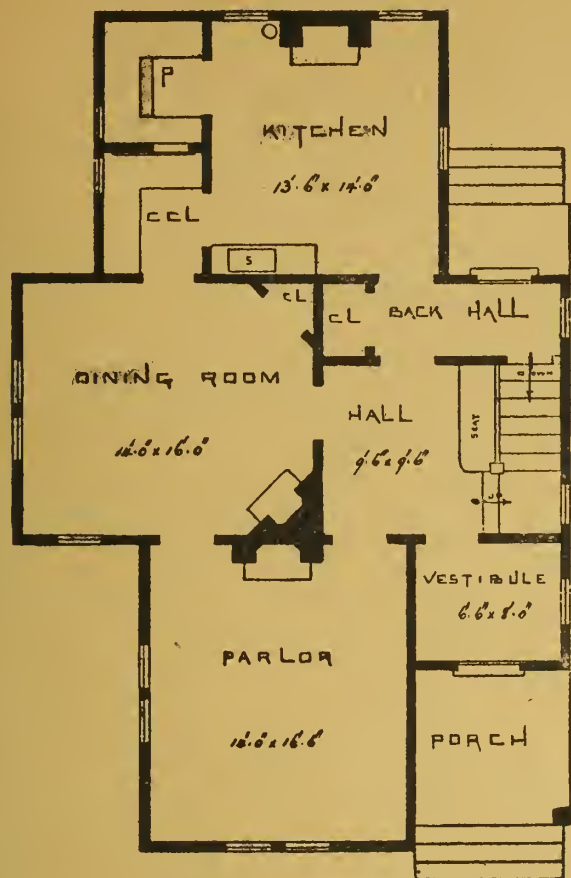
Two of these cottages are erected at Litchfield, Conn., by Messrs. Devoe and Hills. Cost, about \$1,650.

The cost of a house depends in a great measure on a properly studied design, which does not consist alone in the arrangement of rooms, etc., but involves a careful study of construction; a saving can be made by a proper distribution of timbers as well as by the most economical arrangement of rooms—in fact, good or bad management produces the same results in building operations as in any other pursuit.

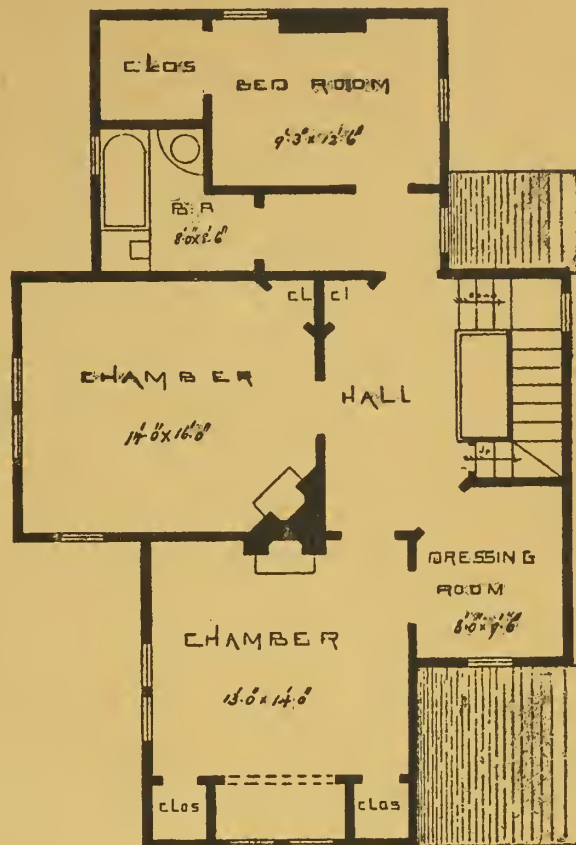
People will take up a work of architecture, and select a house that comes about their wants, which the book says costs \$2,000, and that is just the amount they can command for building. The house is ordered, the alterations named, and put in the hands of the best mechanic to execute it, and he goes ahead; he is not restricted except by the book, and the author of it is a man of reputation. The builder has not any specifications or details of execution to be governed by, and therefore piles on the agony, as it is not considered good policy for him to make suggestions so as to decrease the work, and when the \$2,000 is expended you find the building half done, and an additional \$2,000 necessary to complete it.

This is not the proper way to conduct one's building affairs, but to get the plans and details properly prepared, and then ascertain what it is to cost before going ahead—then the result will be satisfactory.

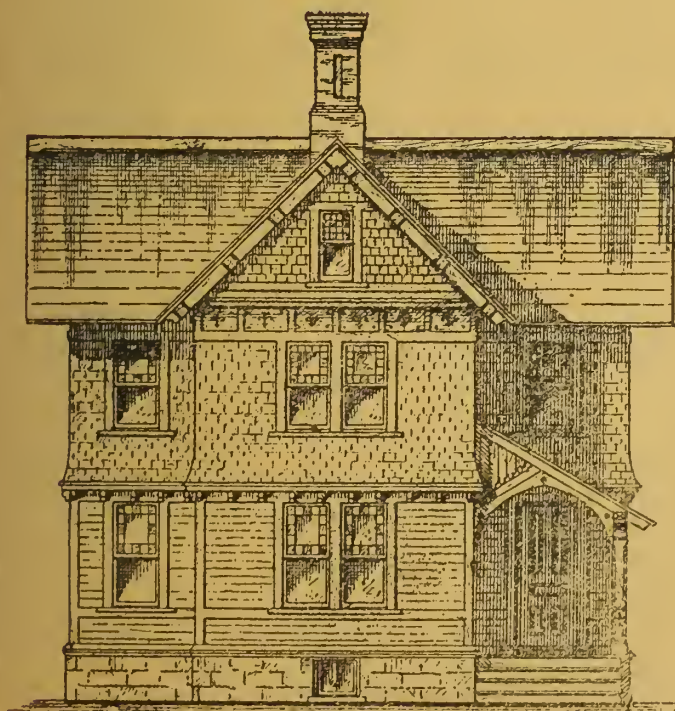




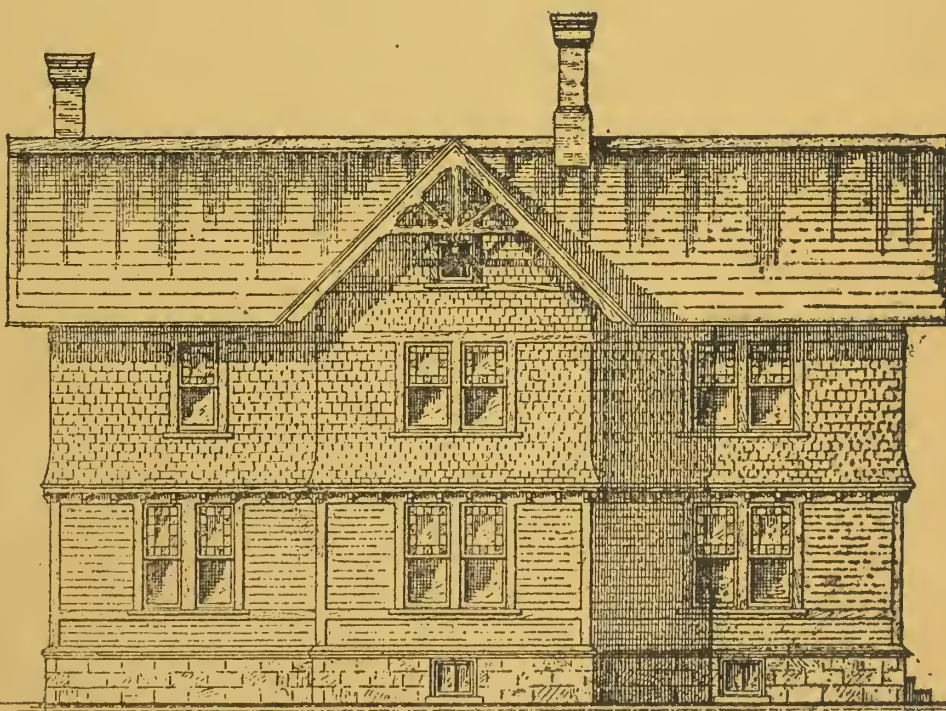
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION

PLATE 17.

DESIGN 27—Shows plans, elevations, details, and perspective view of a two-story house, arranged for two families, with front and back stairs, bath-rooms, etc., and is just such a house as every mechanic of small family should own, as it will give him the required amount of room on first floor, and the second floor will rent for almost enough to pay the interest on the whole outlay. Cost, \$2,500.

RESIDENCE OF R. R. HENRY, TAZEWELL, VA.

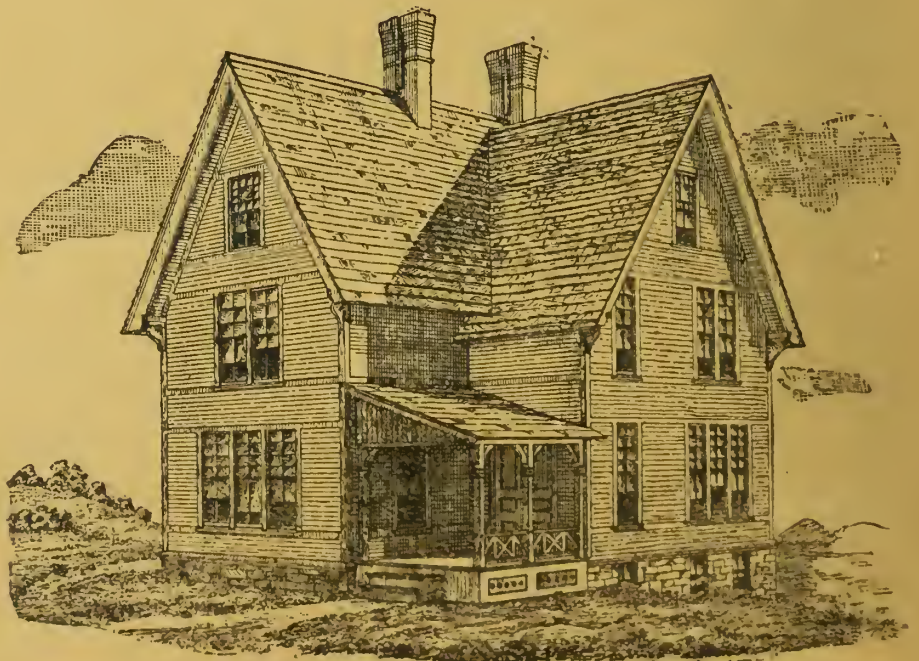
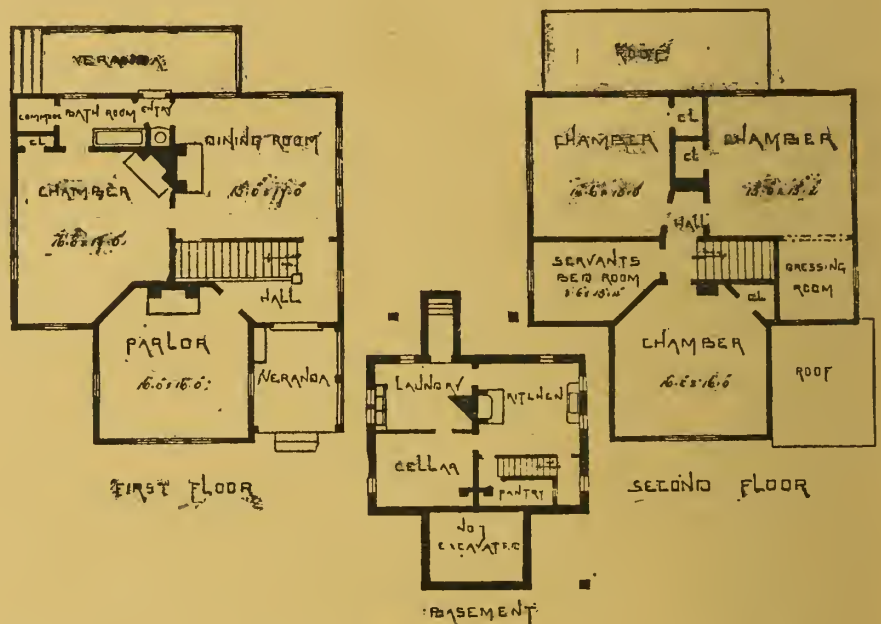
There are many things to be taken into consideration in the designing of houses for different parts of the country. This Cottage is of a form that is compact and in every way available, the rooms are large, have high ceilings and at the same time afford every convenience in their arrangement, making them desirable for a family of refined tastes and moderate means. It is built of wood, though in favorable localities it would be better still of stone or brick, and if suitably surrounded with tasteful landscape embellishments, will make a snug, pretty, and attractive home. One can, by the exercise of appropriate taste, produce the right kind of an impression in a house of this character. It should become a part of and belong to the acres which surround it; it should be an indispensable accessory to the place itself, and the grounds should be laid out and embellished in such a manner that the whole combination impresses one with harmonious beauty, and not, as is too often the case, seek to make up for the deficiencies in the grounds by elaborate expenditure and display about the house.

A true appreciation of a country or suburban home will not tolerate slovenly, ill-kept grounds, and no house exhibits its true value unless there is a harmony in its surroundings. If this be attended to, a high degree of effect can be produced in houses of very moderate cost; houses that should be roomy, warm, substantial and in every way agreeable to their occupants.

The glass throughout is common sheet without color, but the dividing up of the upper sashes gives character to the whole; the plain treatment of the exterior is more than made up by the beauty of the internal arrangements, which the plans fully explain.

Architecture is young in this country, and we have to look to the mother country for many of our ideas; but because we do this we need not follow their custom in building our small houses, but we must meet the requirements of climate and habits; therefore the arrangements of rooms is entirely different, and we add verandas, which are valuable appendages on account of it being pleasant to sit out of doors.

This house is substantially built and contains the modern conveniences; there is no water closet, but an earth closet is provided in connection with bath-room, which is preferable. Cost about \$1,900.

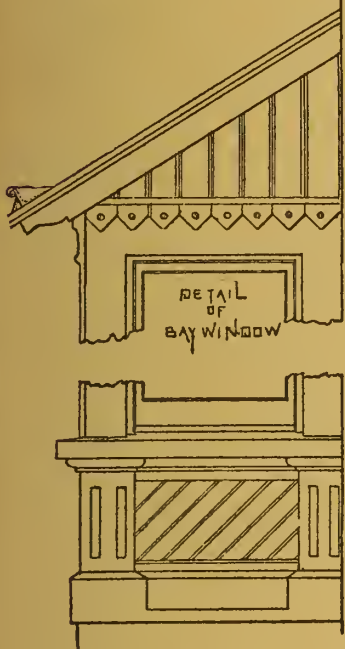




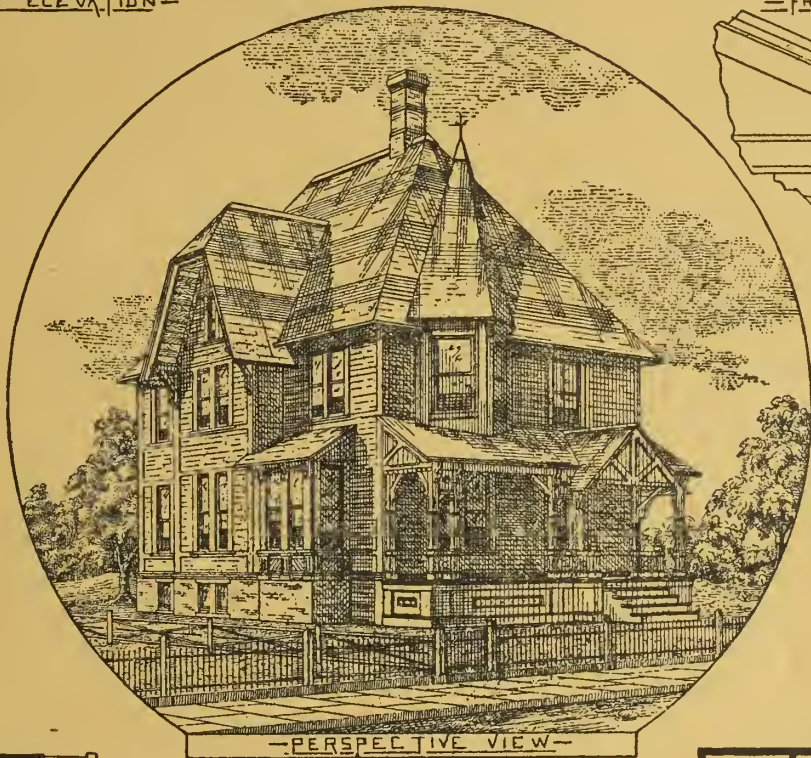
—SIDE ELEVATION—



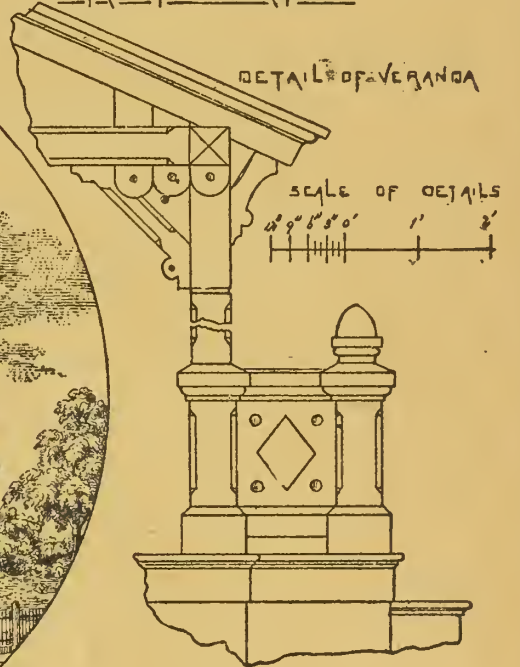
—FRONT ELEVATION—



DETAIL
OF
BAY WINDOW

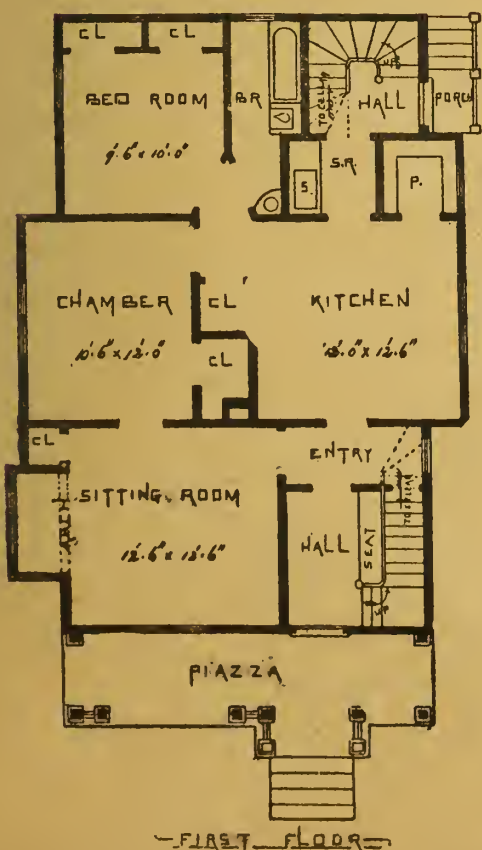


—PERSPECTIVE VIEW—

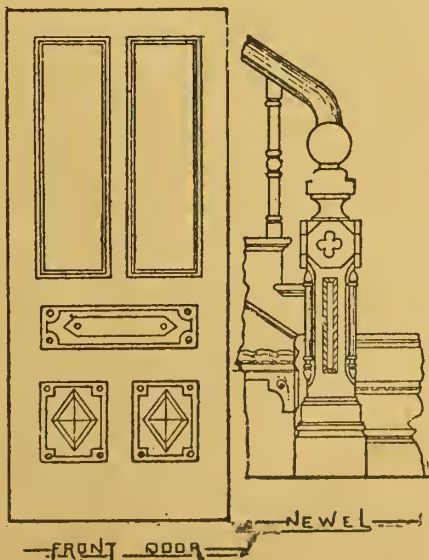


DETAIL OF VERANDA

SCALE OF DETAILS
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

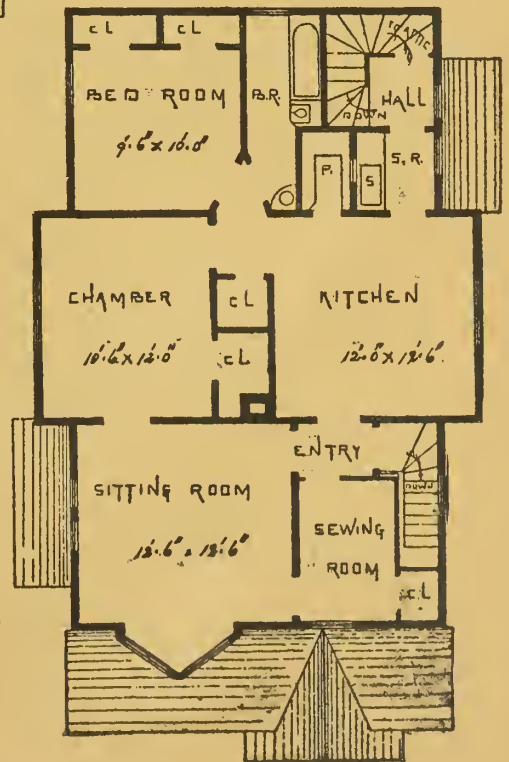


—FIRST FLOOR—



—FRONT DOOR—

—NEWEL—



—SECOND FLOOR—



PLATE 18.

DESIGN 28—Illustrates an attractive pair of cottages, with good accommodations and the required conveniences. It is becoming quite a common practice to erect houses in pairs, which is a very economical way to build, and if the design is treated right they can be made very effective. Cost, \$1,850 each side.

RESIDENCE OF ALBERT TRINLER, NEW
ALBANY, IND.

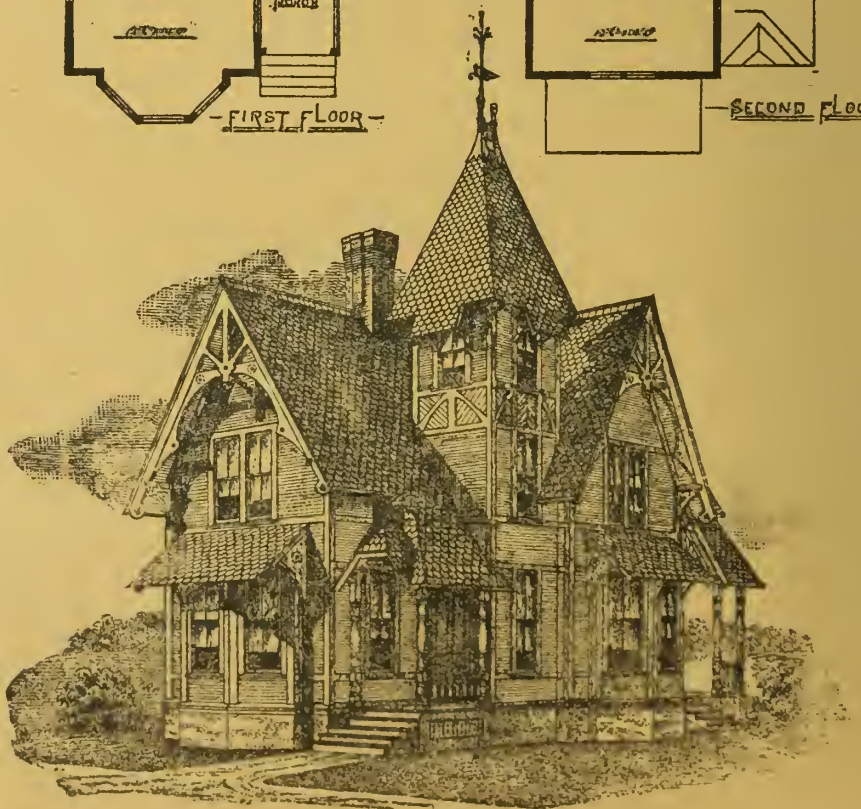
The plan of this handsome cottage with tower is taken from a little book published years ago, with the addition of another room on each floor and another bay window and a change in the details on the exterior—in fact, there is scarcely anything left to remind one of the other design; and it is often the case that people will examine a plan and will say that it is just what they want, with such and such changes, and when the necessary changes are made to suit their ideas there is nothing left by which one can recognize anything of the first plan.

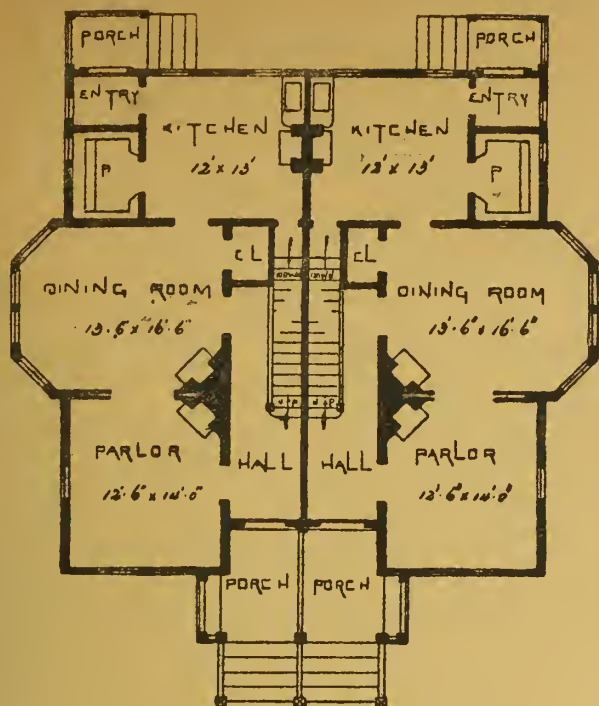
The roofs are all slated, which is decidedly the best and cheapest—when we take everything into account—method of roofing besides being elegant; and in favorable localities can be laid for \$8.00 per 100 square feet of surface.

For a person of moderate means, wishing an elegant home with the interior comforts and convenience it contains, we can with confidence recommend this design. It is suitable for any part of the country except the extreme South, and the owner of such a house will find that its money value is far above that of a square box of the same capacity, and it costs but a trifle more than the ugly packing boxes that some people seem bound to erect in opposition to all artistic ideas, which are constantly developing in this country. In some instances we have known houses of nice design, properly managed, erected for less money than these square boxes giving but the same amount of accommodation, and which a great many people seem to think it is necessary to build if they would do so cheaply.

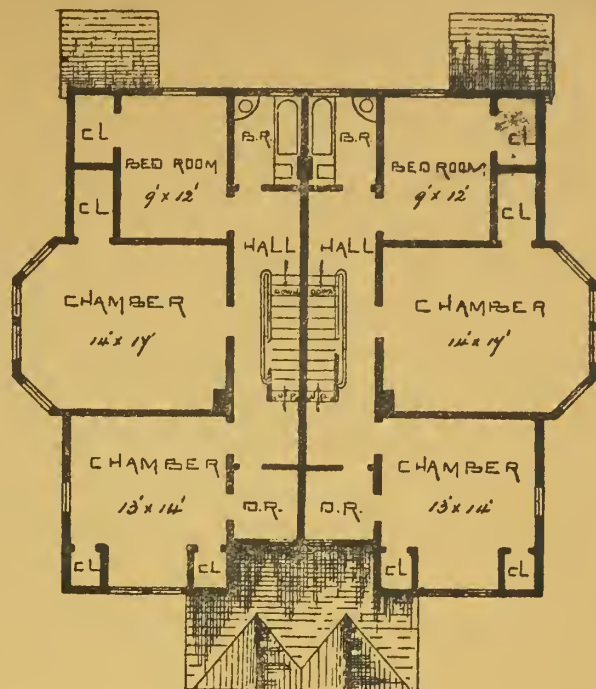
Usually too little attention has been paid to roofs and chimneys of houses, and they appear to have been treated as necessary evils, instead of their being made, as they should be, both useful and ornamental. A flat roof for this climate can hardly be called useful, as the action of the heat and cold on it will be more than likely to open the seams of the flat roof, and the force of a sudden shower will find its way through, sadly to the detriment of the interior decoration, as well as to the comfort and the commendable equability of temper of the inmates. In our northern climate we should have steep roofs, so as to readily shed the heavy rains and snows, and we think this cottage is well protected in this respect—the floor plans, we think, need very little explanation, as they fully explain themselves. Cost about \$2,200.

Simple things become beautiful and attractive by an art inspiration. Interiors and exteriors retain their old forms substantially, but they put on new faces when touched by the real artist, who sees his work completed in his mind when he begins to plan, and so is enabled to produce a harmony throughout.

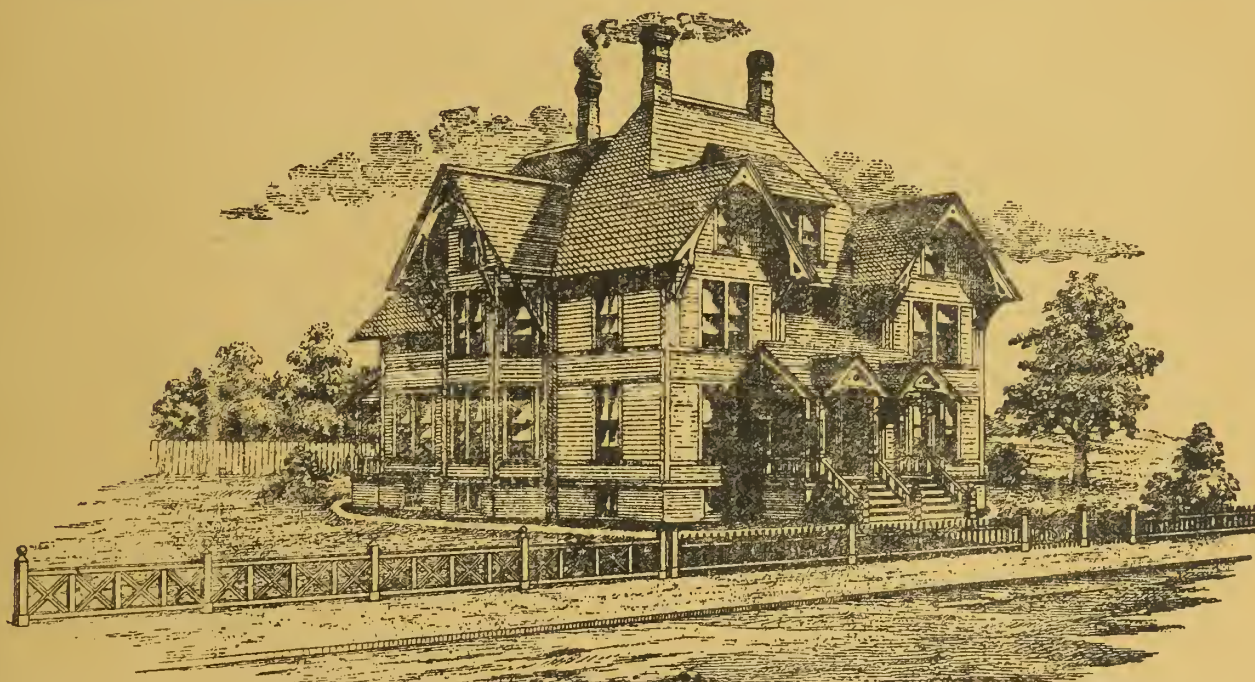




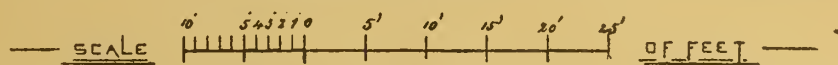
— FIRST FLOOR —



— SECOND FLOOR —



— PERSPECTIVE VIEW —



— FRONT ELEVATION —



— SIDE ELEVATION —

PLATE 19.

DESIGN 29—Shows plans, elevations and perspective view of a tasty little cottage of six rooms, with necessary conveniences to make a comfortable and attractive home. The first floor is finished in ash; mantels and side-board are executed in ash; floor in dining-room laid with yellow pine and black walnut. Second floor finished in white pine; all interior wood-work filled, and the chamfers and cut work picked out in black. Roof slated. Cost, \$2,300.

**RESIDENCE OF DWIGHT HOTCHKISS,
SHARON, CONN.**

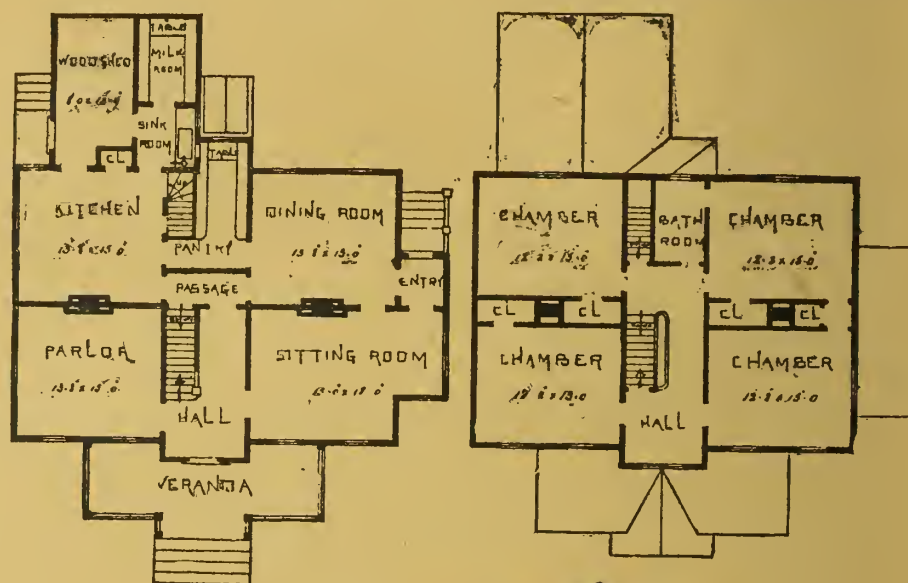
This is a large, convenient and plain house and well adapted to the requirements of a farm residence, and yet in a farm house it would seem as though of all places this is the one where we should find large fire-places. These could have been added with very little additional expense, but instead we have what the owner desired, a single flue and the walls furred out to make a show of a breast—what we should call a sham.

Mr. Hotchkiss is undoubtedly a modest man, as when he erected his house he left off the front gable and kept the front of the building unbroken, as he was afraid his neighbors would talk if he built something different from what they had. By doing this Mr. Hotchkiss undoubtedly ruined the design and decreased the value of the building at least \$500.00, spending his money to please his neighbors.

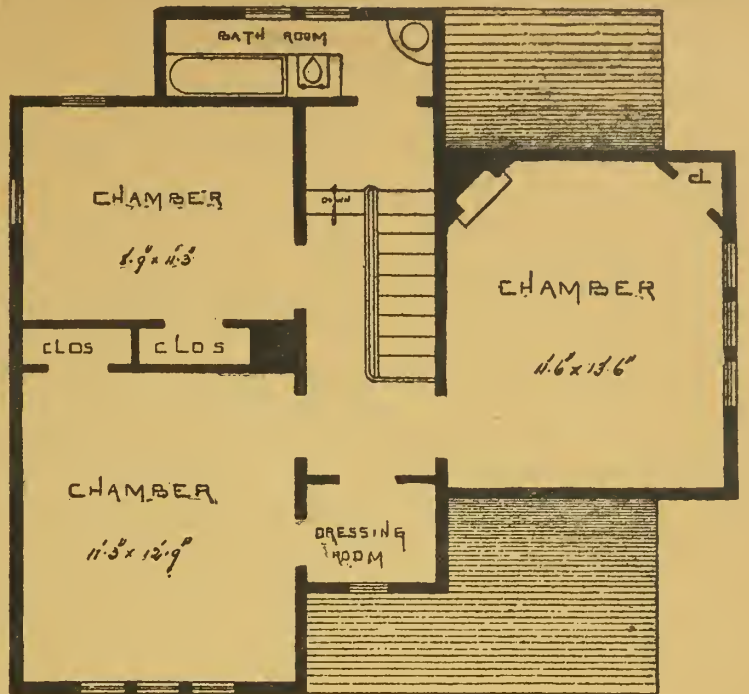
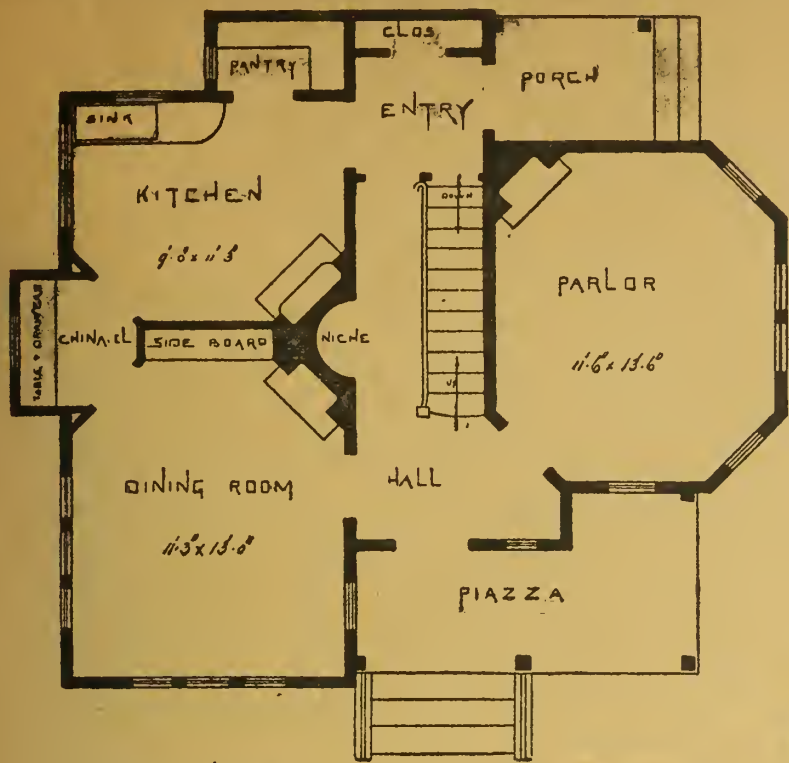
We have no doubt but what the house will be painted white, although we did not in our specifications call for it to be so, yet it is in keeping with the style of painting in the same locality, and if there is anything to mar the landscape it is this white abomination. We regret to say these things, but feel as though to be perfectly fair to our readers we should state some of the faults in our designs, and give our experiences, so that people who intend to build may avoid falling into these faults.

The veranda is a pleasant feature, and is very useful besides being ornamental; the sitting-room is the finest room in the house, both on account of its size and the view that is obtained from it; the milk room and wood shed, which are necessary appendages to a house of this kind, are located in the rear and are convenient of access from the kitchen and exterior, and are covered with a separate roof, being only one story in height. There is a cellar under the whole house built of stone found on the ground. Cost \$2,900.

Some people will procure plans and specifications and then set their builder to work, being too parsimonious to furnish him with details of construction to enable him to properly carry out the design, and which is a very important matter, as what is the use of getting a good design if it is not to be carried out. Several such cases have come under our notice, and in some instances the builders have obtained details and paid for them, but it is generally the other kind of builders who get such work, and they are apt to estimate with much more liberal figures when they can carry out the designs as they please. One case of this kind in particular came under our notice, and after the building was completed it did not represent the drawings in any particular except the general form, the design being fearfully butchered and the detail all changed by the builder, who in some instances got the owner's sanction to change, persuading him that what he was

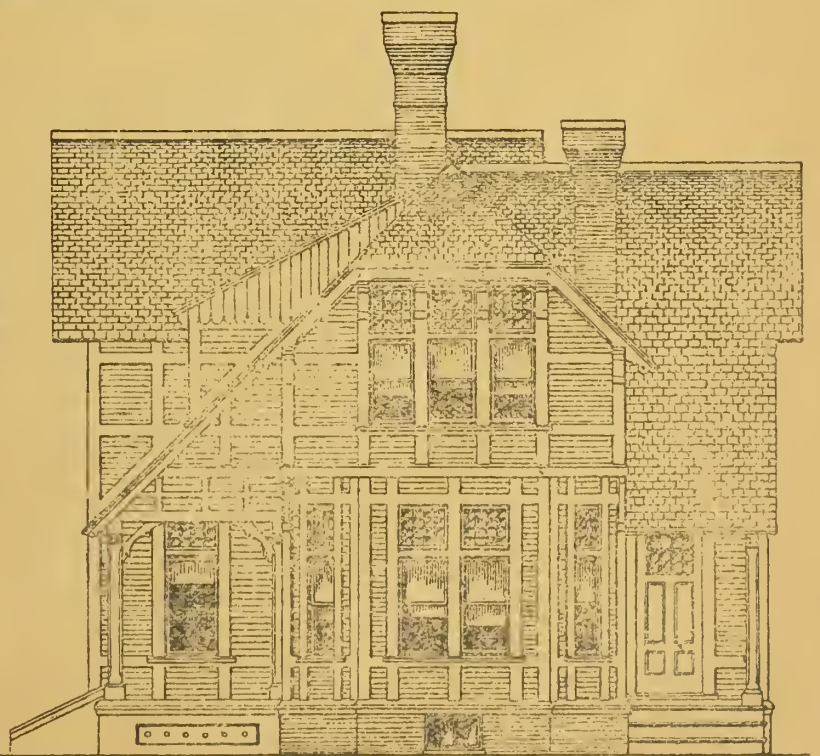
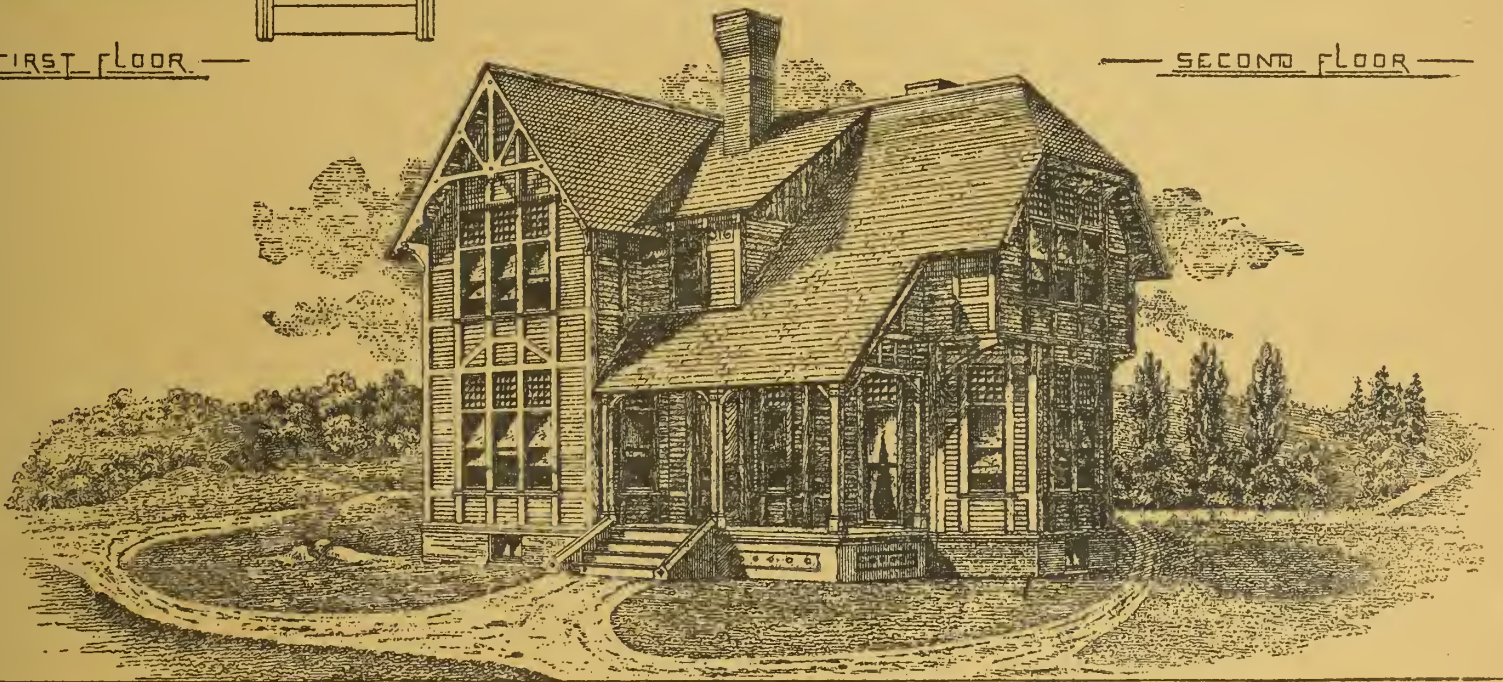


going to do would be better and would cost him, the builder, more, but that he would make no charge to the owner. The house which cost him \$1,800, would have been worth \$500 more had the design been properly executed.



FIRST FLOOR

SECOND FLOOR



FRONT ELEVATION

SIDE ELEVATION

SCALE 1' 0" 2' 3' 4' 5' 10' 15' FEET

PLATE 20.

DESIGN 30—Is a pair of six-room cottages, designed for a workingman having a lot in the city and wishing to put up a house suitable for himself and another member of his family, at a reasonable expense. Cost, \$1,350 a side.

RESIDENCE OF N. CARPENTER, STERLING,
ILL.

The rear extension of this house was the previous residence of Mr. Carpenter, containing but two rooms, and was put in the present position to answer the purpose of kitchen and pantries—the roof, etc., being entirely new to correspond with the new house.

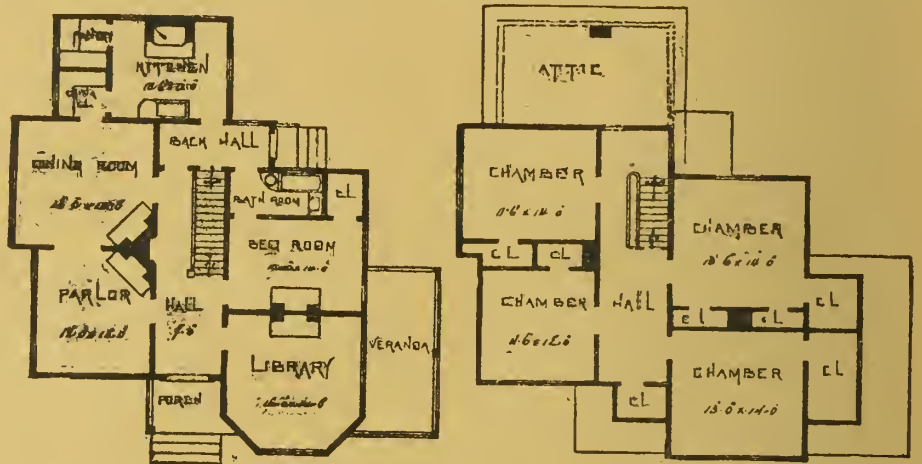
The rooms on the first floor have all open fire-places, each being provided with a neat ash mantel. The library is an excellent room, with good front and side views, and the veranda is reached in an easy manner by windows from this room, making it a pleasant retreat in hot weather.

There is a variety of outline in the exterior of this house, which cannot fail to give a picturesque and pleasing appearance to the whole. The chamber above library projects slightly beyond the face of the octagon bay, and the peculiar manner in which the sides are supported is odd, but gives the appearance of stability and firmness, the construction being perfectly sound.

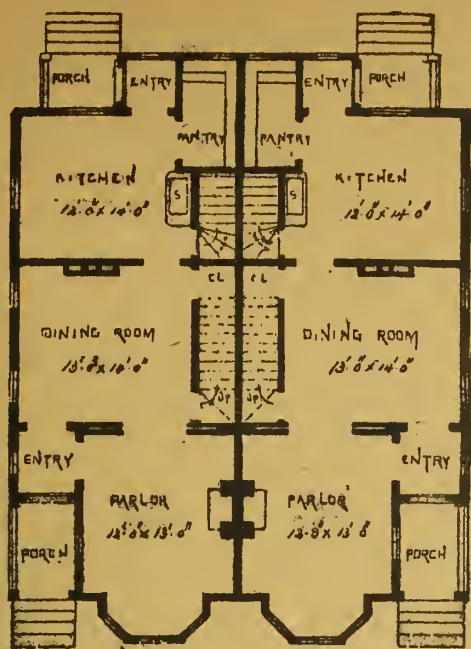
The upper sashes are filled with stained glass, all round the sash being very small lights of different colored glass, and the center light has the figure of a flower in white on blue ground. This manner of treating windows must be seen to be appreciated; and no blinds are used except on the lower sash, and when the blinds are closed it gives a mellow tone to the light of the interior.

The back hall is reached by side porch, and the bath-room is placed so that anyone coming into the house can step into bath-room, and prepare their toilet before entering the main house; the second story rooms are full height; and there is a well-lighted attic above. A laundry is provided in the cellar; also provision is made for the storage of fuel, etc. Cost, \$2,500.

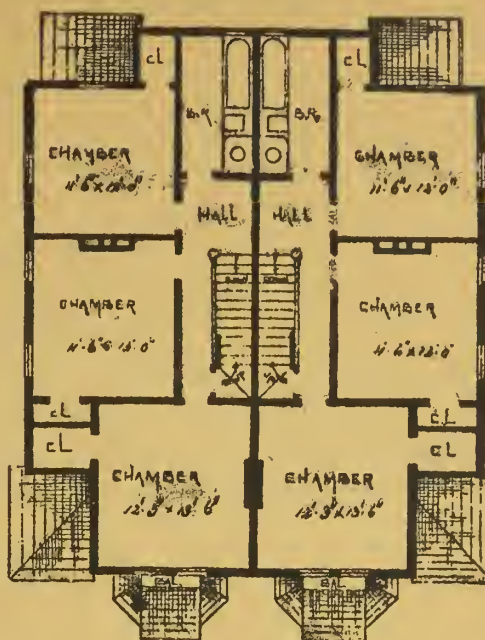
There are no blinds on this house, and we should like to know of what use they are. To our mind, they are neither useful or ornamental. They are forever rattling on the outside, and always in the way of curtains on the inside, and where we have mullion windows, they must be kept closed or they are in the way; and if we use outside blinds, they are forever in the way of adding a bit of detail here, and a hood or a balcony there, which would add greatly to the effect of the whole. The only blinds that are fit for use are rolling Venetian blinds; they slide up and down, and are out of the way, and will cover the whole or a part of the window, as required; but these are a little more expensive, you say, than ordinary inside blinds, but we can find a substitute which is equally as good—we can make a shade of heavy cloth, to roll up by pulling a cord—or, better still, slide it with rings on a bar. These shades should fit the window, and hang flat and straight, or nearly so. The material may be cheap and coarse, and offers an excellent opportunity for embroidery, where it would show to good advantage. Rich browns are the most available colors, which might be either coarse jute cloth or burlaps. Then there is an endless variety of materials which may be used, ac-



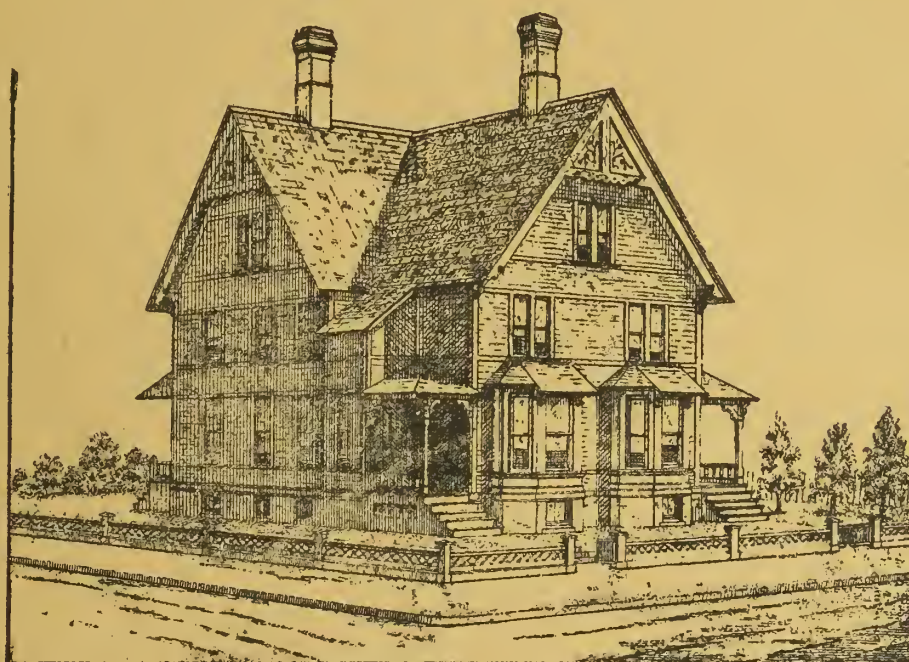
ording to taste and depth of pocket. Blinds can be better left off, and replaced by something which will be far more pleasing to the eye, and serve the same purpose.



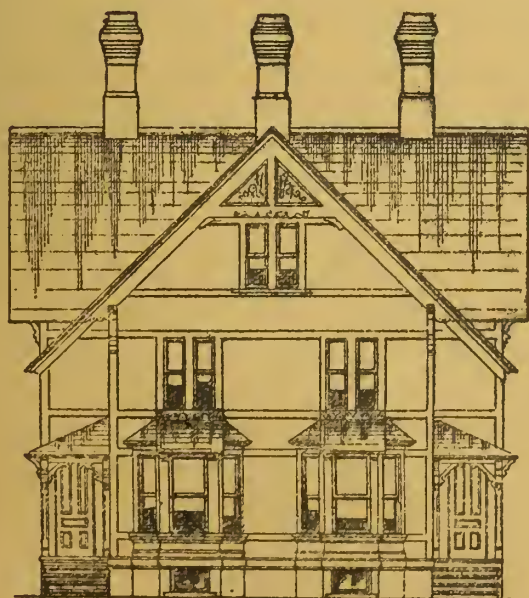
FIRST FLOOR



SECOND FLOOR



PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION

PLATE 21.

DESIGN 31—Shows plans, elevations, and perspective view of a neat, square cottage house, of eight rooms, suitable for erection in almost any location, and makes a very attractive house with a good amount of room and conveniences. Cost, \$1,950.

RESIDENCE OF W. COE, STRATFORD, CONN.

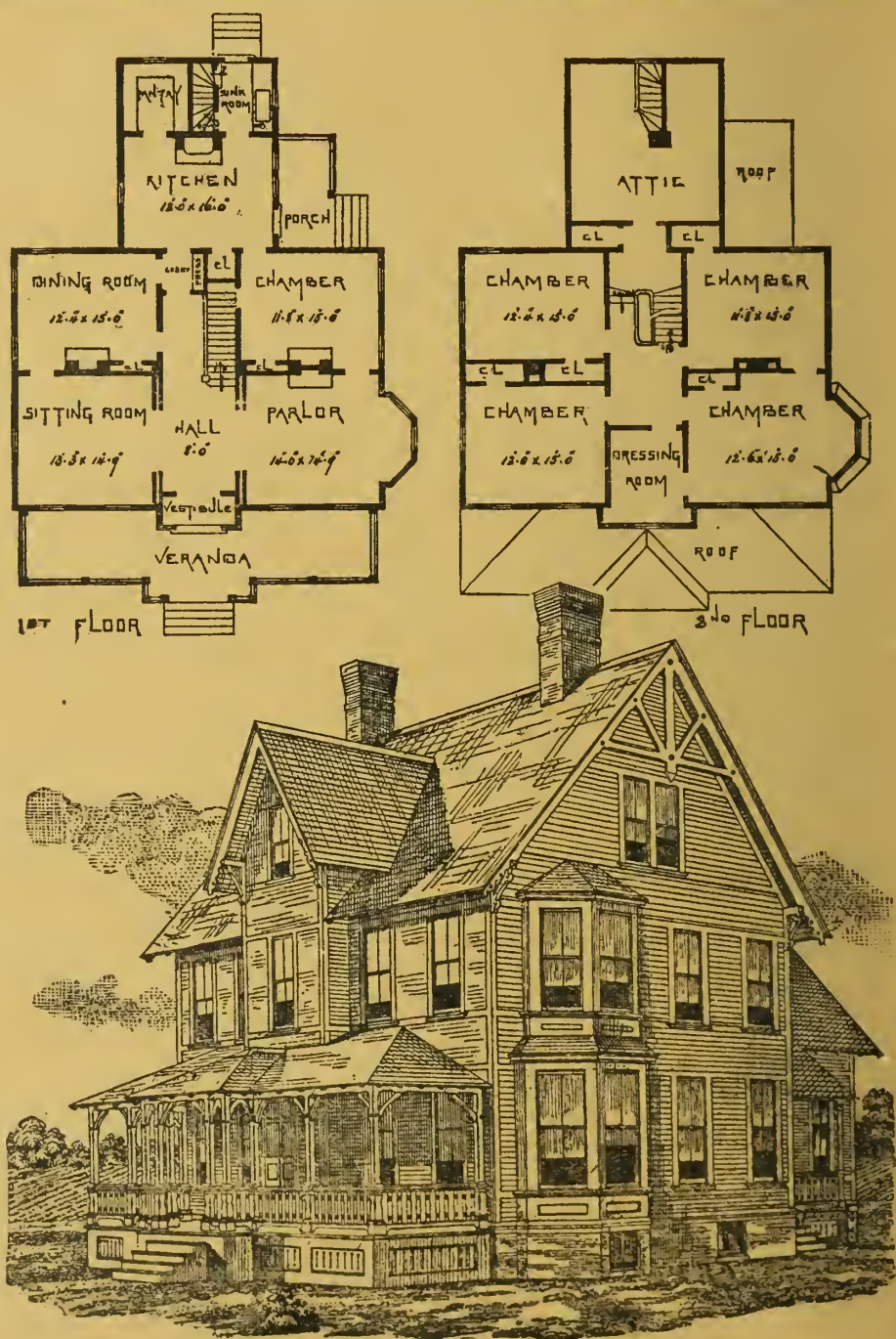
In the plans of almost every house there is more or less to commend or condemn. - Some of course are much nearer perfection than others. When a plan takes such a form that it will answer in many places for exactly the same purpose, we may with truth call it a model; and in this case we think we may be justified in calling this a model farm house. The rooms are all of good capacity and conveniently arranged, and the principal rooms have an open fire-place; sliding doors are placed so that the parlor, sitting-room and hall can be thrown together on special occasions, a feature which is always appreciated. The dining-room is reached from kitchen through lobby, which is fitted up with press and drawers. In this way two doors are between kitchen and dining-room and hall, so that the fumes of the kitchen are kept out of the main house.

The hall is wide and spacious, and gives a stranger on entering an idea of hospitality; the spacious veranda gives ample space for the occupants to enjoy nature, and at the same time be suitably protected from the glare of the sun.

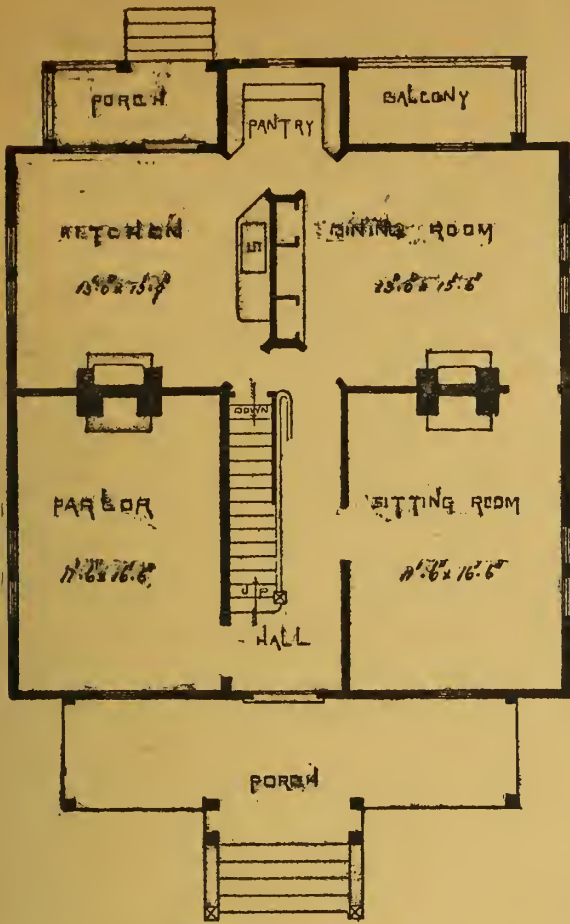
The main house has two full and high stories, and a high attic, in which good rooms can be obtained should it be necessary. This house has the conveniences that are usually to be had in the country; the bay window is a nice feature. In fact, it is a model home for the farmer, and a splendid house for the amount of money expended, viz., \$2,406, for everything complete except cellar walls, which were built by owner with stone on the ground.

In looking over this design, it will seem hard to believe the fact that we had great difficulty in persuading our client not to alter the exterior design. He wanted a flatter roof and box cornice; in fact, a house just after the same idea as others in his locality. We asked him to investigate, and see for himself how houses were being built, and see what they looked like; and we requested him to examine a house recently built, no larger than his which cost nearly \$10,000, which in some respects was treated similar to his. After he had examined and studied the work that was being done, he was convinced that we were right, and that his objections were the result of ignorance on the subject. It is just this want of knowledge that we have to contend with every day.

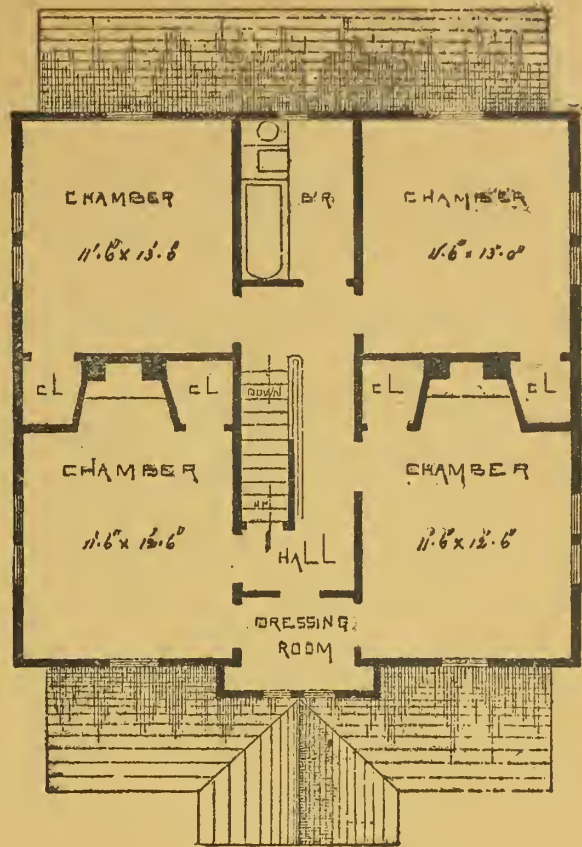
Having occasion to be in Stratford a few days ago, we observed that this house was being painted entirely different from what we specified it to be. The prevailing color was white, with dark trimmings, chamfered work in gables, etc., being white; and, in fact, the whole effect was spoiled. The colors specified were: for clap-boards, light sage; corner-boards, bands, etc., buff; chamfers and cut work, black; but were entirely disregarded. That is what we call consulting a physician, and then taking our own or some one else's physic.



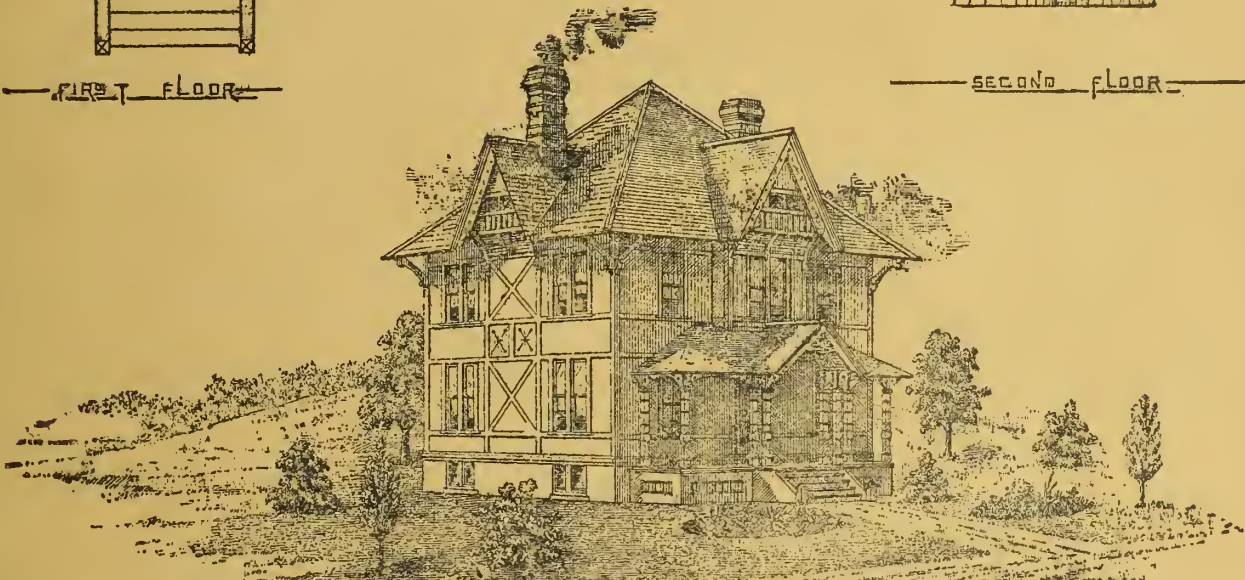
It requires as much judgment and taste to paint a house, so as to bring out the details, and give the desired effect, as it does to design one.



FIRST FLOOR



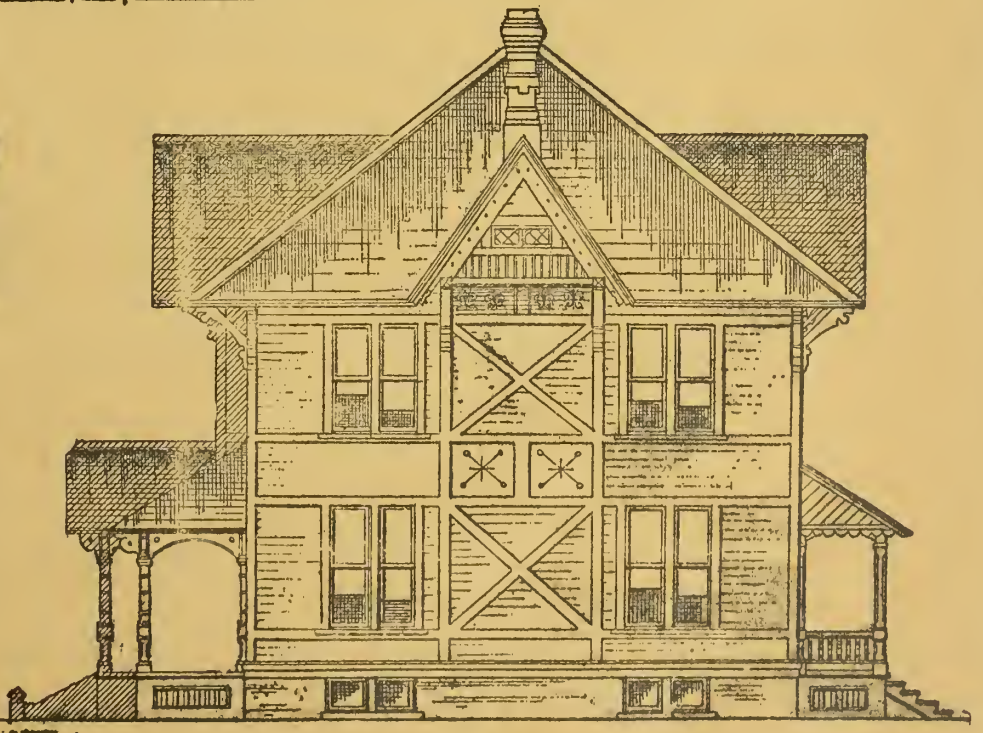
SECOND FLOOR



PERSPECTIVE VIEW



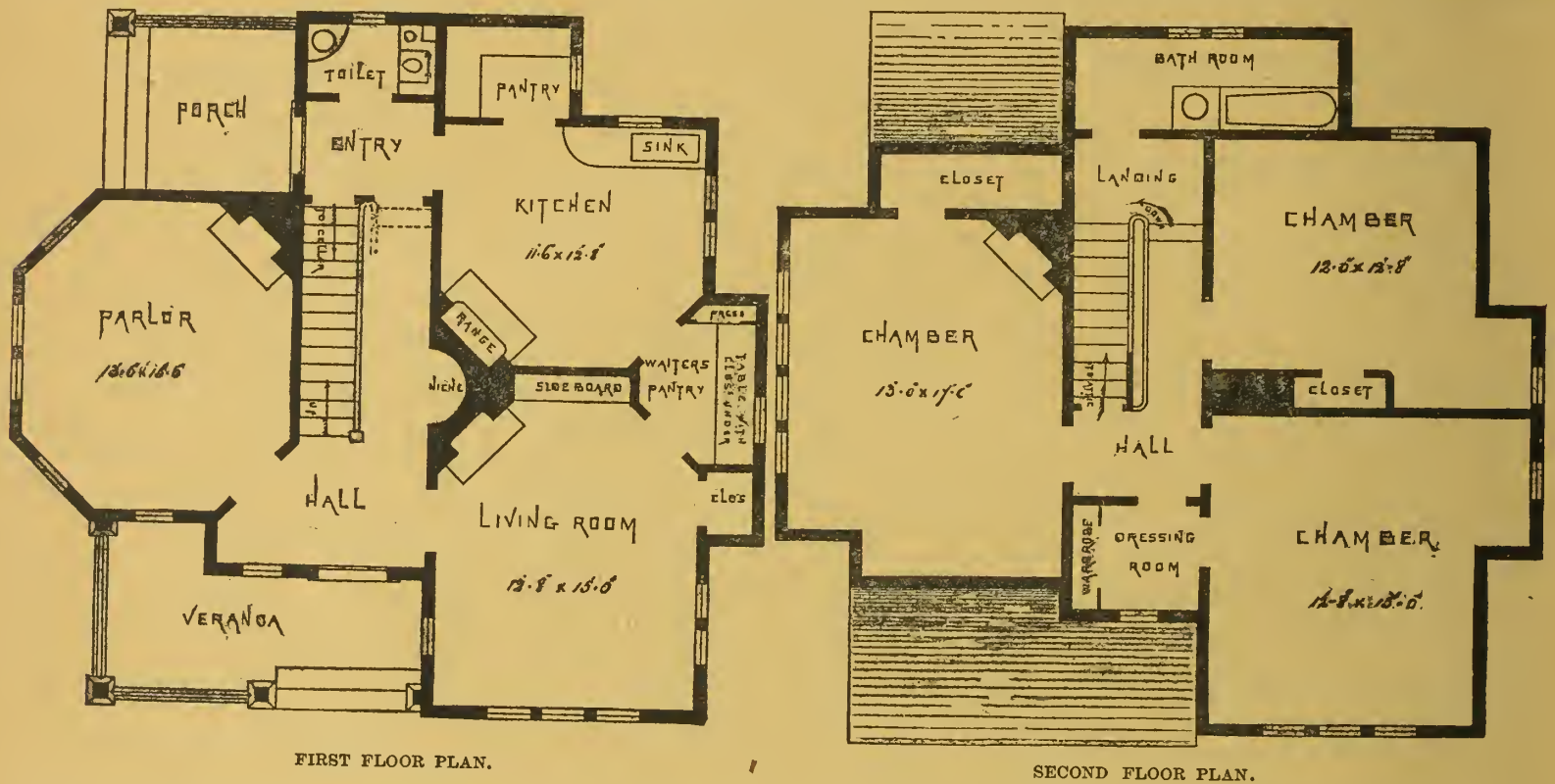
FRONT ELEVATION



SIDE ELEVATION

PLATE 22.

DESIGN 32—Is illustrated by plans, elevations, and perspective view. This design is a very handsome cottage of seven rooms, with the necessary conveniences, the interior to be finished in good style. The walls, up to first story window-sills, are of brick, faced with North Haven brick of even color, relieved with bands of black brick—the red brick laid in red mortar, and the black brick in black mortar; roofs slated, ridge of terra cotta. Cost, \$2,900.



FIRST FLOOR PLAN.

SECOND FLOOR PLAN.

RESIDENCE OF F. EGGE, SEASIDE PARK, BRIDGE-
PORT, CONN.

This is the most charming cottage we have ever seen, and a great many people have said this; it is also our model six-room cottage. Contains all the modern improvements and conveniences, at a moderate price.

The underpinning is laid with red brick of even color, and trimmed with bands of black brick and tile. These brick are laid in red and black mortar. It will also be seen that the underpinning extends up to first story window-sill and the window-sill and water-table are one, which is thought by some to be an odd feature. The roofs are slated with the best black slate, with chipped corners, making a very handsome roof.

The interior is the main object of consideration, and is simply elegant, and it is in correct keeping with a greater refinement of taste and a higher degree of æsthetic culture, than anything we know of in this part; and while it requires a boldness to assert an honest preference for pine or ash, finished in their natural colors, over the futile attempts of imitating walnut—as the crowning boast has been all black walnut—in this case the whole of the inside work is finished in natural wood, being filled. The pine is equal to maple, and black walnut is cheap in comparison with it. There are no mouldings or paint on the interior, the doors and architraves are finished as shown in view of living-room, the chamfers, sunk work, etc., being picked out in black. The mantles are of ash, also the side-board, with black chamfers, etc., the fire-places being built of buff brick, with moulded jambs. The toilet and bath-rooms are finished in ash.

The stained-glass work introduced in all the windows above the

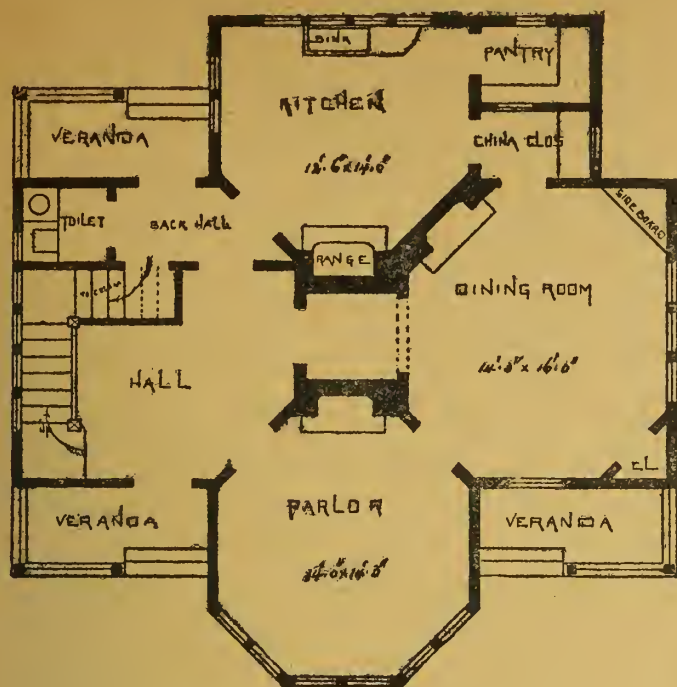
transom is a new feature for this part, and one which is to become very popular in all domestic buildings from this time forward.

Such houses erected in the suburbs of our cities, would add very much to the value of the ground they stand on, and pay a handsome rate of interest on their cost, better than any other class of building investments, as the supply falls far short of the demand. Business men and others wishing to reside out of the city need just such a home as this, and we wonder capitalists and real estate owners do not make money for themselves and others by erecting such tasteful, yet inexpensive, suburban homes.

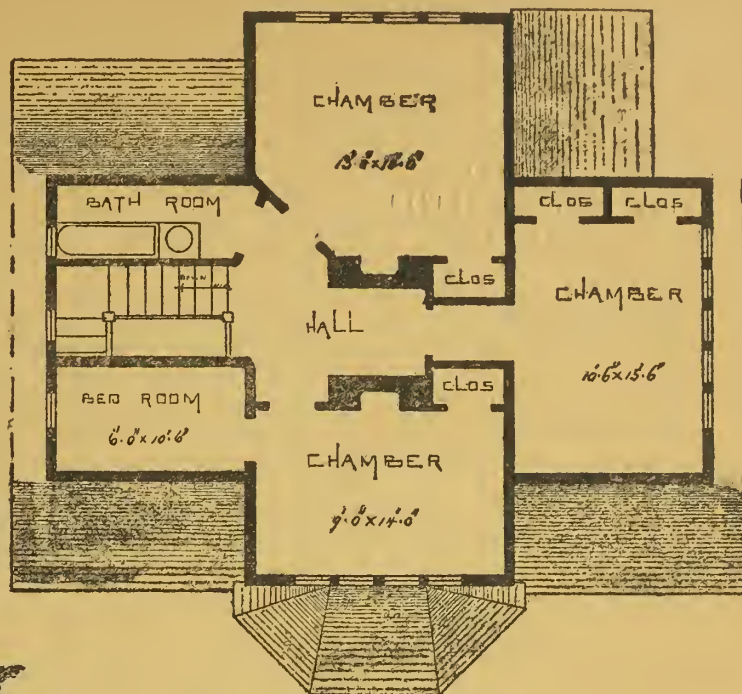
In former times a house like this would be painted white, but we are glad to say that much improvement has of late been made in this respect; but unfortunately this taste for white, to a certain extent, still exists. It requires a nice and cultivated eye to determine the colors most appropriate and effective for the exterior of a house, and depends entirely on its size, form, style, etc. A good design may be entirely spoiled by the colors used in painting, and the beauty of the landscape is often marred by a white house with green blinds. This cottage is painted a warm red, the trimmings being darker than the ground work, and the chamfers and sunk work are picked out in black; the sashes are painted a dark yellow, giving the whole a most striking and effective appearance.

The story of the beauty of this cottage has been noised far and wide, and hundreds of people have visited it—some who were intending to build have come a hundred miles to see it and consult us. Such cottages as this are the stimuli that is to work a revolution in domestic architecture, and sweep away everything that is ugly and pernicious to the eye of the cultivated.

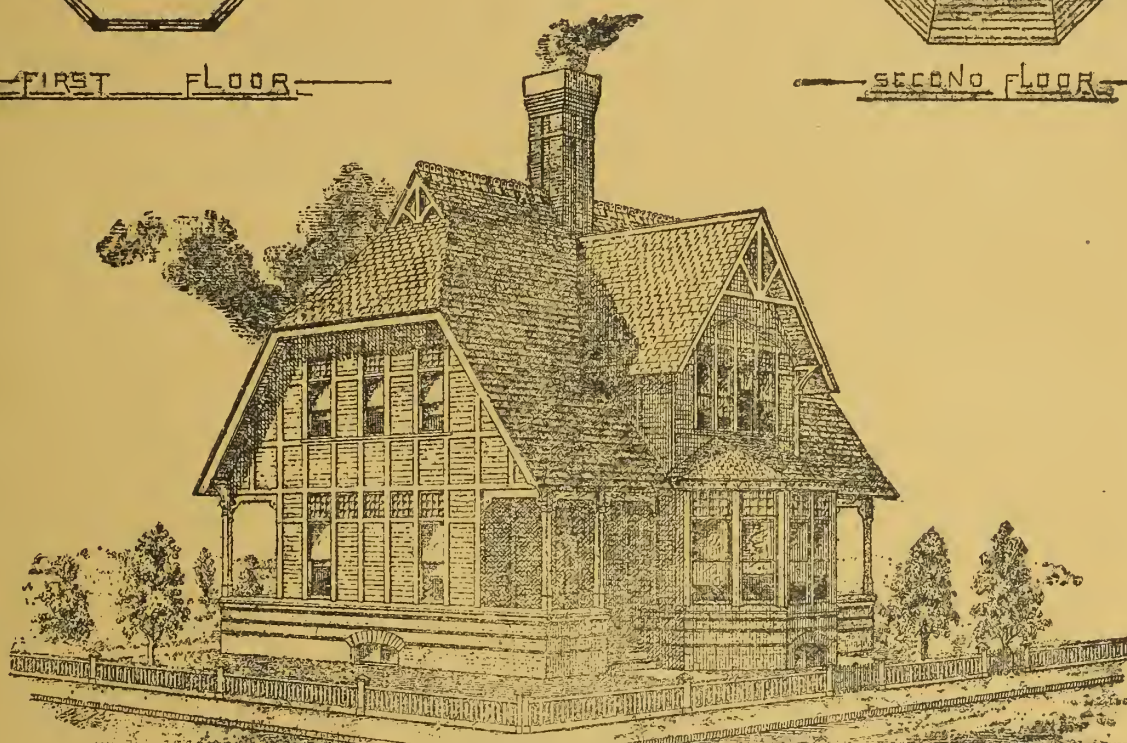
A builder, who came from the country about one hundred miles, was incredulous when told the interior of the wood-work was pine,



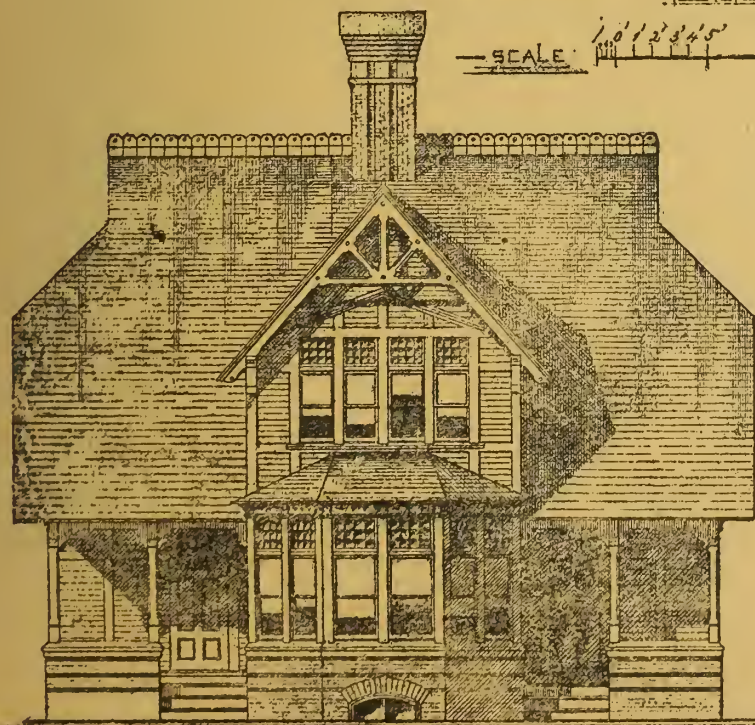
FIRST FLOOR



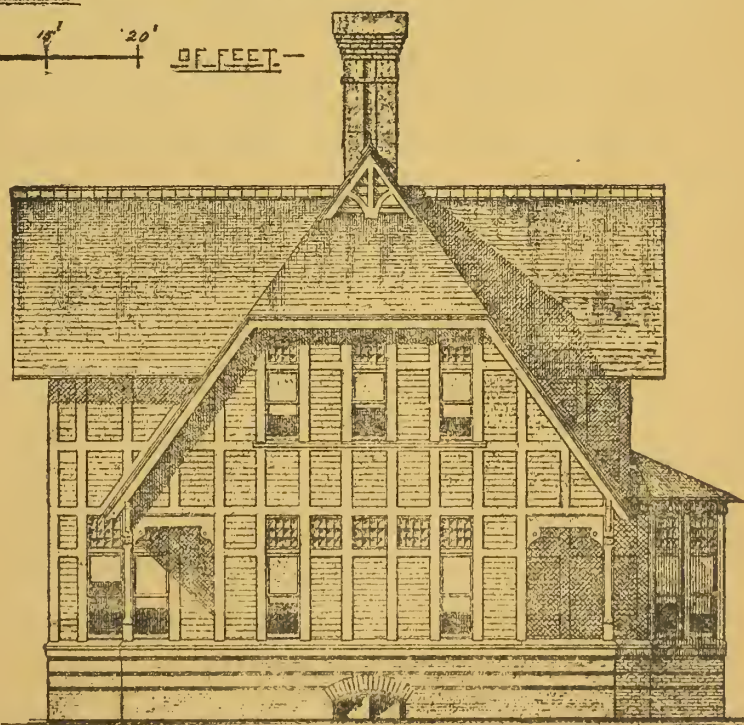
SECOND FLOOR



PERSPECTIVE VIEW



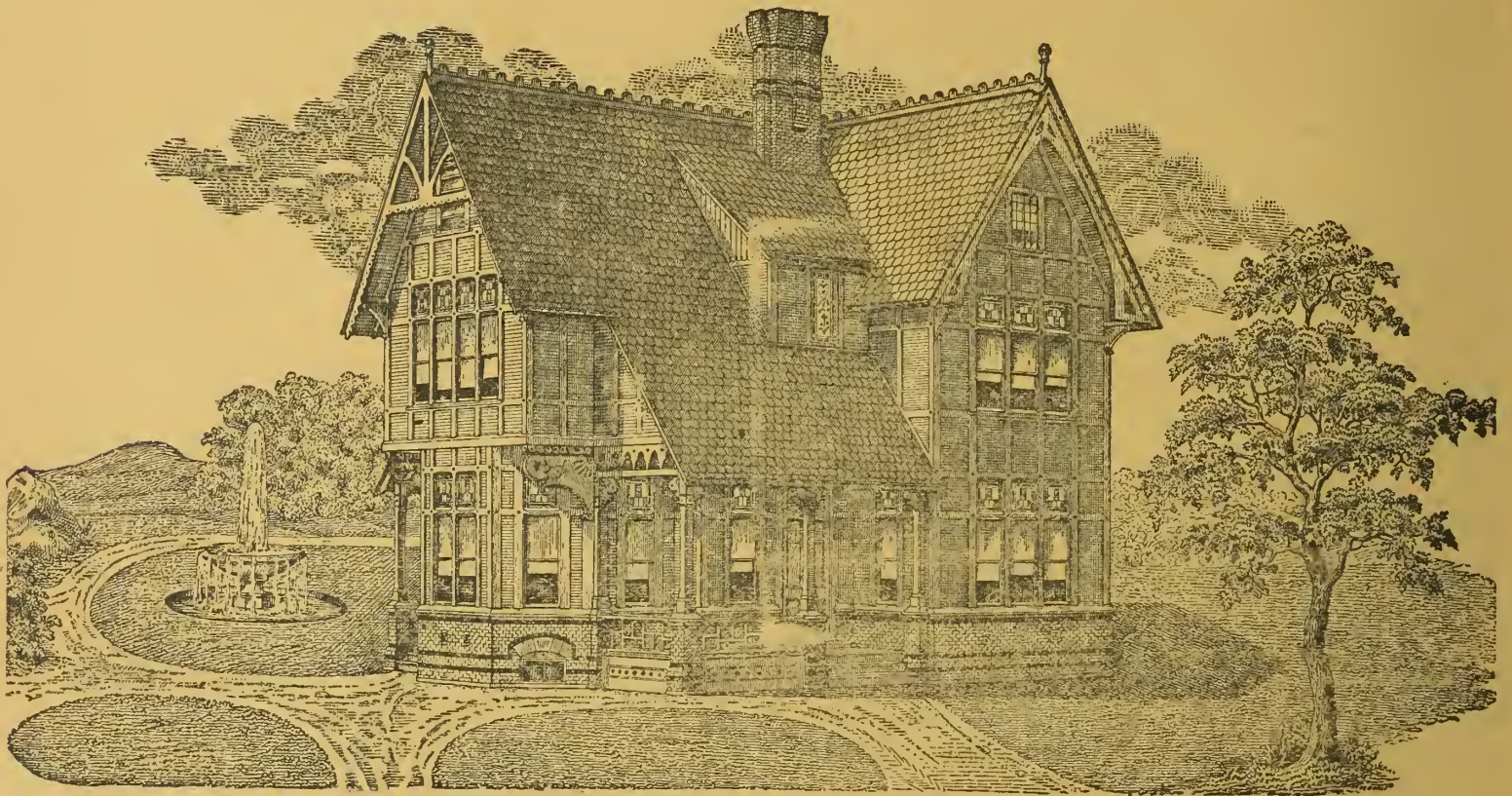
FRONT ELEVATION



SIDE ELEVATION

PLATE 23.

DESIGN 33—Gives plans, elevations and perspective view of a Southern cottage of eight rooms, which, with some slight changes, is suitable for erection in almost any part of the country, and is a very attractive and convenient house at a very reasonable price. Cost, \$1,500.



VIEW OF F. EGGE'S COTTAGE.

and he immediately bet a hat it was maple, and left it to us to decide, and lost.

An Englishman on first seeing it exclaimed: "It's a nice 'ouse! It would make a nice 'ome for hany man."

It is the cottage par-excellence, and possesses a beauty far beyond the houses generally seen belonging to persons much higher in the social scale, and has been coveted by those who could purchase it fifty times over.

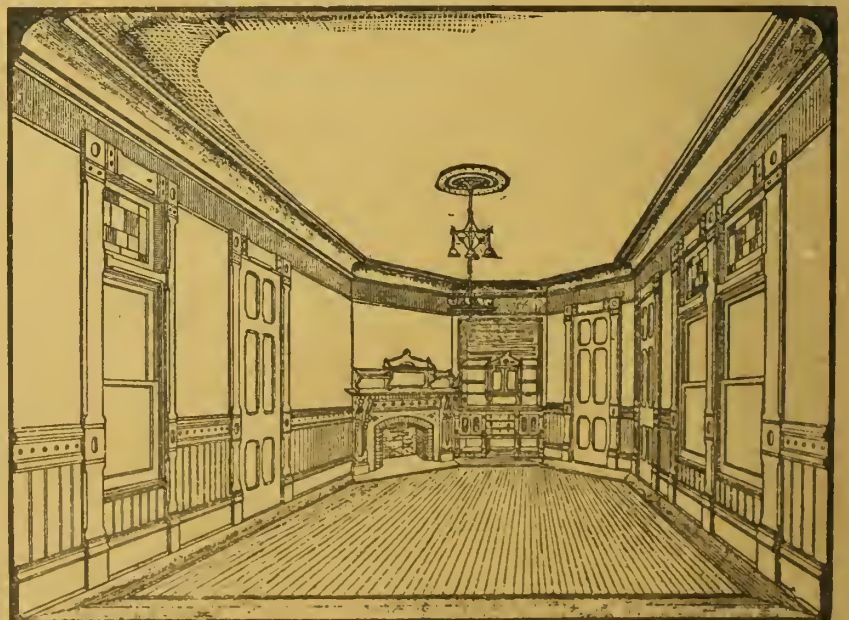
The whole of the work and materials are first-class in every respect. Cost \$2,775.

When this cottage was being designed the owner did not dictate to us how we should place the rooms, or how the exterior or interior should be, but left it entirely to us—and, therefore, he has something to his and everyone's liking.

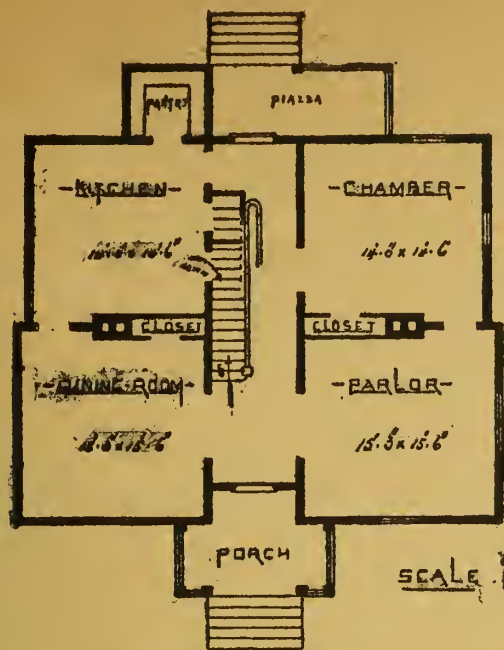
A house of effective design and convenient and artistic interior will add, independently of its cost, to the value of the property which surrounds it, and is often what secures the purchaser. And it is the same with houses to rent. We have known houses of the same cost have a difference in rental of fifty per cent, simply because one was built without regard to taste, comfort and convenience, and the other thoroughly designed by an experienced architect.

A thing of beauty is a joy forever.

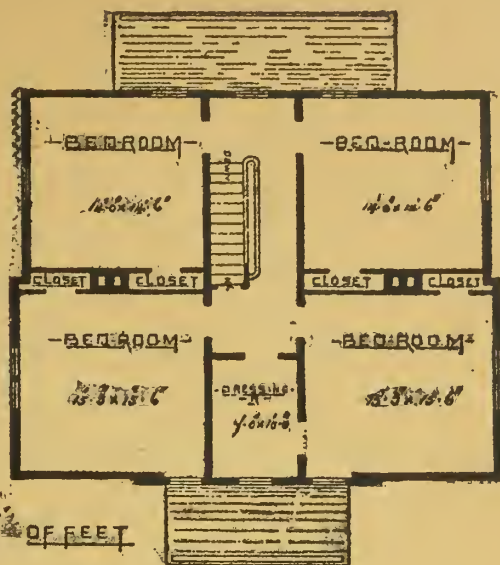
Mr. Egge sold this cottage at a very handsome profit and we have planned him a larger house which he has built on Park ave., Bridgeport, Conn.



LIVING-ROOM.

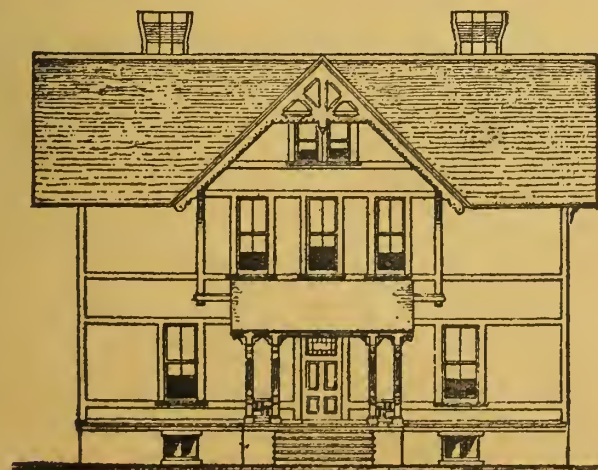
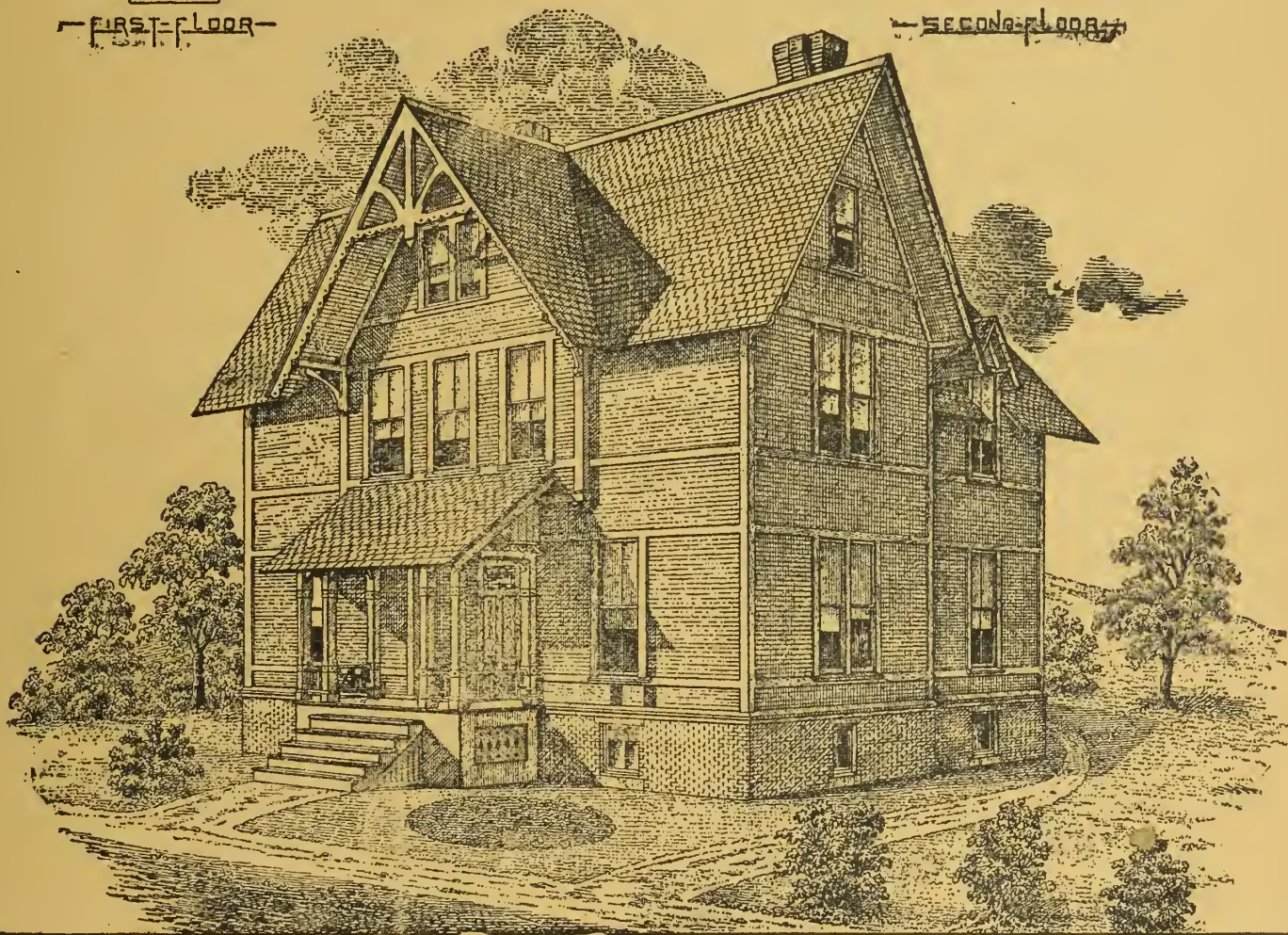


FIRST FLOOR

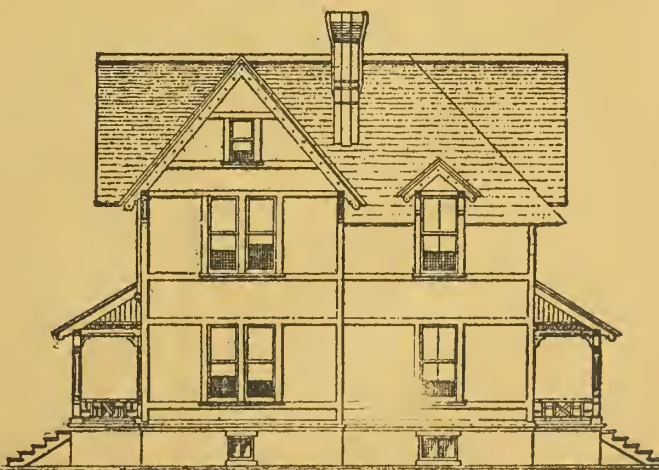


SECOND FLOOR

SCALE 1/4" = 1' OF FEET



FRONT ELEVATION



SIDE ELEVATION

PLATE 24.

DESIGN 34—Shows plans and elevations of a handsome cottage. The rooms are large, well lighted, and conveniently arranged. The mantels, sideboard, and book-case are designed to be of ash; all interior finish of white pine—no mouldings—finished in natural color. The piazza is very spacious, and is an attractive feature in the design. Cost, \$3,000.

RESIDENCE OF REV. DR. MARBLE, NEW-TOWN, CONN.

This house commands a particularly fine view from both sides and the front, and is situated in one of the pleasantest country towns in New England, the hotels of this town being crowded during the summer months with people from the cities.

The exterior design is plain, yet picturesque, and at once gives one an idea of ease and comfort. The roofing over the hall and sitting room is a particularly fine feature, and the elevation of the rear is very striking, the roof over porch being a part of the main roof.

The interior arrangements are very nice, the hall being spacious, and in it we have an easy and handsome staircase of plain design, constructed of Georgia pine; the newel extends up to ceiling of first floor, while the other two posts extend up to ceiling of second floor. In all country houses one of the first things to be aimed at is to secure ample staircases, and until a man can afford space for an easy ascent to a second floor he should stay below; and to-day we find in houses where there is no necessity for it, stairs that are little better than step-ladders, making a pretence of breadth at the bottom with swelled steps, and winding the steps on approaching the floor above thus making a trap for the old and for the children.

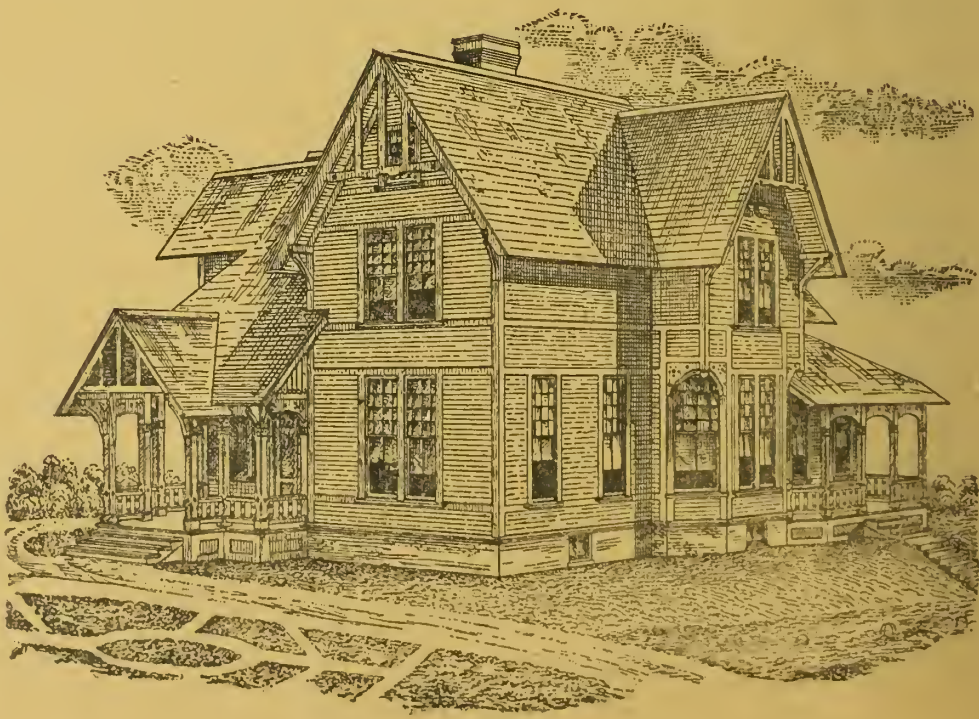
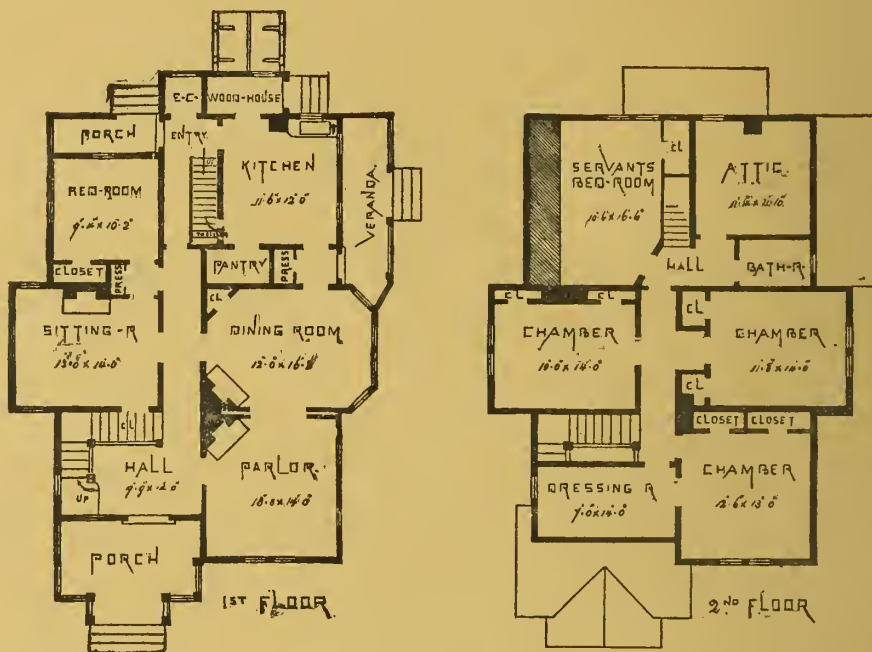
The corner fire-place between parlor and dining-room, is a feature we indulge in to a great extent in these days of economy, sliding-doors and fire-places, although we sometimes have clients who object to this, thinking it would not look as well as when placed in center of side wall; but when they are asked how this and that can be provided for with the best and most economical results, they readily give in.

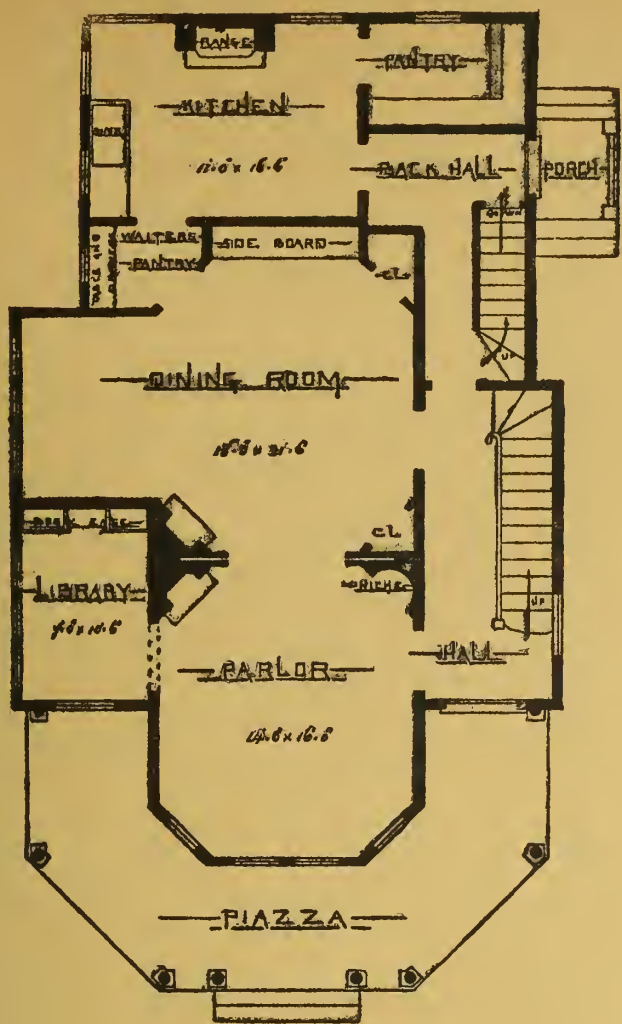
There is no water-closet in the house, but an earth-closet is provided in the rear hall, which is thoroughly ventilated.

The dining-room is a very cheerful room, and the kitchen is reached through a passage also connecting with side veranda. The pantry is lighted with a window placed above press; each fire-place is furnished with a neat hard-wood mantel, and the hall is finished in Georgia pine, the floor being laid with this material, and finished in natural color.

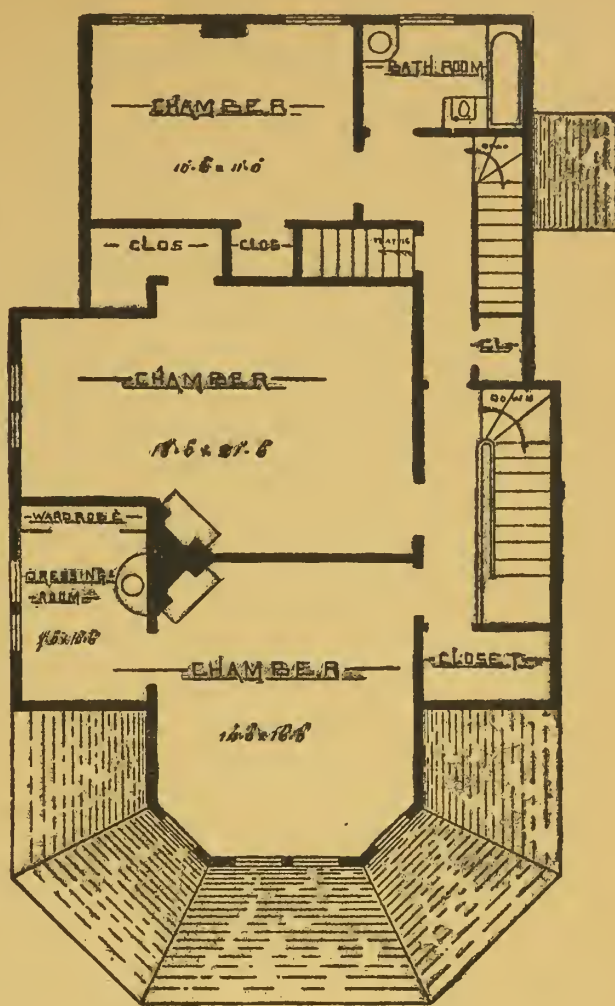
The exterior is painted as follows: Ground, light slate; trimmings, buff; and chamfers, black. Cost, \$2,925.

The sight of this house in the locality in which it is built is very refreshing, and is greatly in advance of the old styles of rural box architecture to be found there. When people see beautiful things they very naturally covet them, and they grow discontented in the possession of ugliness. Handsome houses, other things equal, are always the most valuable. They sell the quickest and for the most money. Builders who feign a blindness to beauty must come to grief.

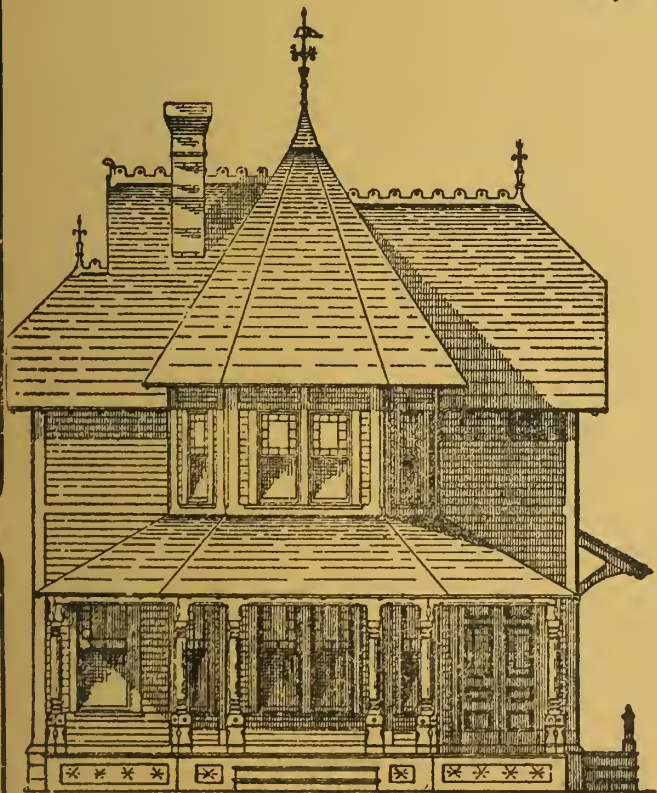




FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION

PLATE 25.

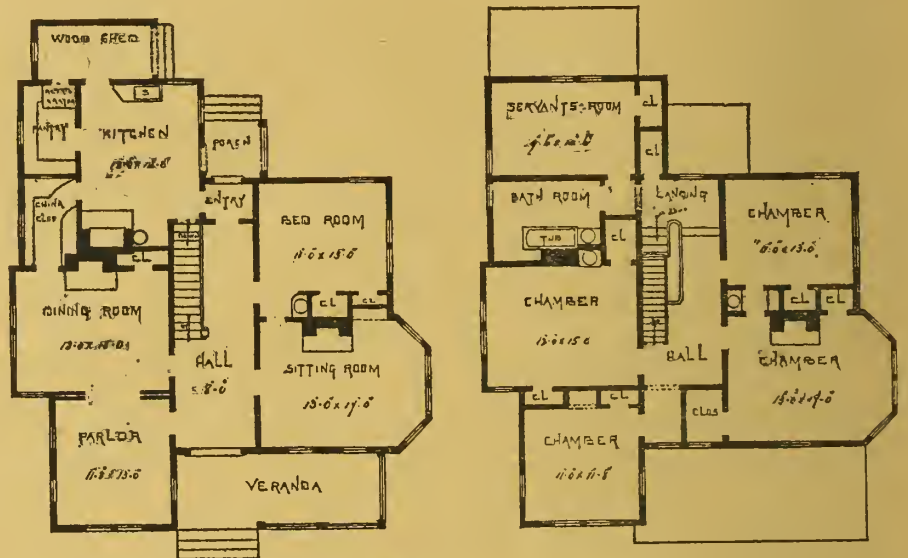
DESIGN 35—Is a comfortable cottage of nine rooms, with modern conveniences, and adapted to the requirements of a suburban residence. First floor to be finished in hard-wood. Cost, \$2,800.

RESIDENCE OF W. W. WOODRUFF, MOUNT CARMEL, CONN.

This design was carried out by the owner, Mr. Woodruff, and is a very neat and attractive home, and as it was necessary in the arranging of this plan to obtain the required amount of room and conveniences at a given cost, the exterior had to be very plain and simple to allow it.

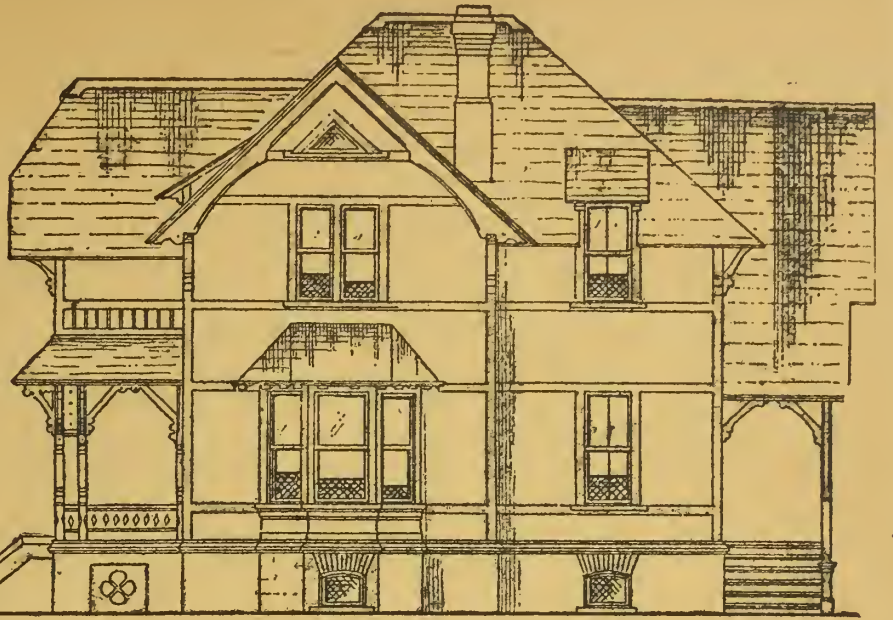
The front faces the west. Thus we have a south view from four rooms on first floor, and a front view from dining-room. The veranda is wide, and arranged so that a group can sit out upon it with ease; the hall is eight feet wide, with an easy flight of platform stairs leading up to floor above, the platform or landing being on a level with floor over kitchen wing, making two risers more up to floor in main house. There is a cellar under whole house, the laundry being under kitchen. The stairs to cellar are placed under main stairs, and reached directly from the kitchen. The wood-shed is a convenient feature to all country houses, and should always be connected with kitchen; the refrigerator is built in the pantry, with an opening into wood-shed, through which to put the ice into tank; the connection from kitchen to dining-room is through the large china closet, which is fitted up with shelves, press, table, etc., and makes a perfect butler's pantry. The parlor and dining-room are connected by sliding doors; the dining and sitting-rooms have open fire-places, with hard-wood mantels; the sitting-room has a hard-wood book-case built into recess to right of mantel, and the bed-room connected with sitting-room is a good room, and provided with two closets and stationary wash-bowl.

The second story contains four large chambers, with an abundance of closet room, a good servant's bed-room over kitchen, and a bath-room; hot and cold water is supplied to all wash-bowls, sink and bath. There is also a large attic over the second floor, capable of being finished off into two or three rooms if desired, and yet have enough for storage. The roof is shingled, and the exterior walls clapboarded; the interior finished in pine, which is filled with Crockett's Preservative, the cut and incised work being picked out in black. The estimated cost of this house is \$3,000, and is a good example of what can be done for that sum, as the general arrangement is such as to show considerable variety on the exterior, producing an architectural effect only obtained by the natural combinations and workings of the constructive part of the structure with the least expenditure of labor and detail in design. This is one of the most attractive homes for the amount expended, and for the country is all that is desirable in every respect.

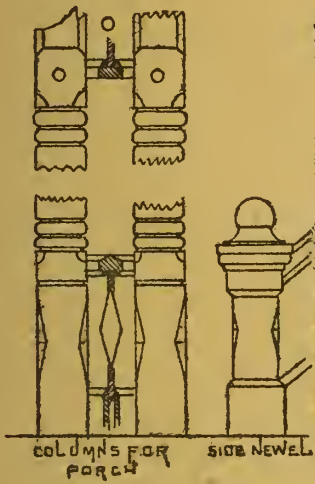




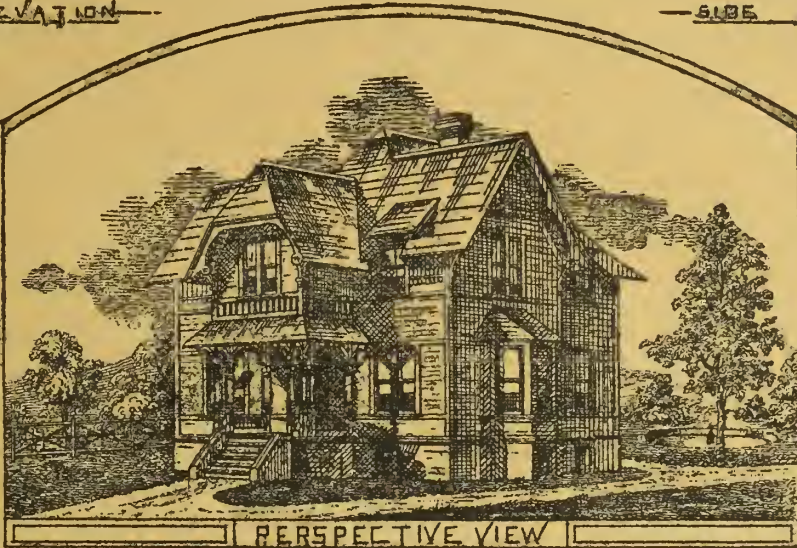
FRONT ELEVATION



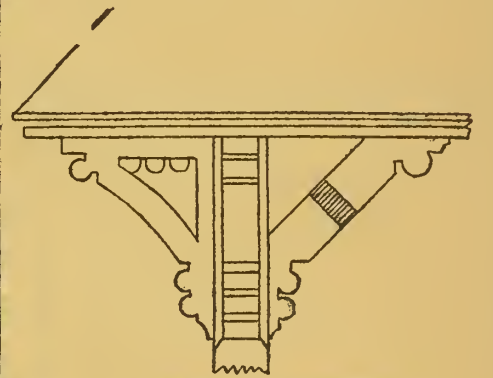
SIDE ELEVATION



COLUMNS FOR PORCH SIDE NEWEL

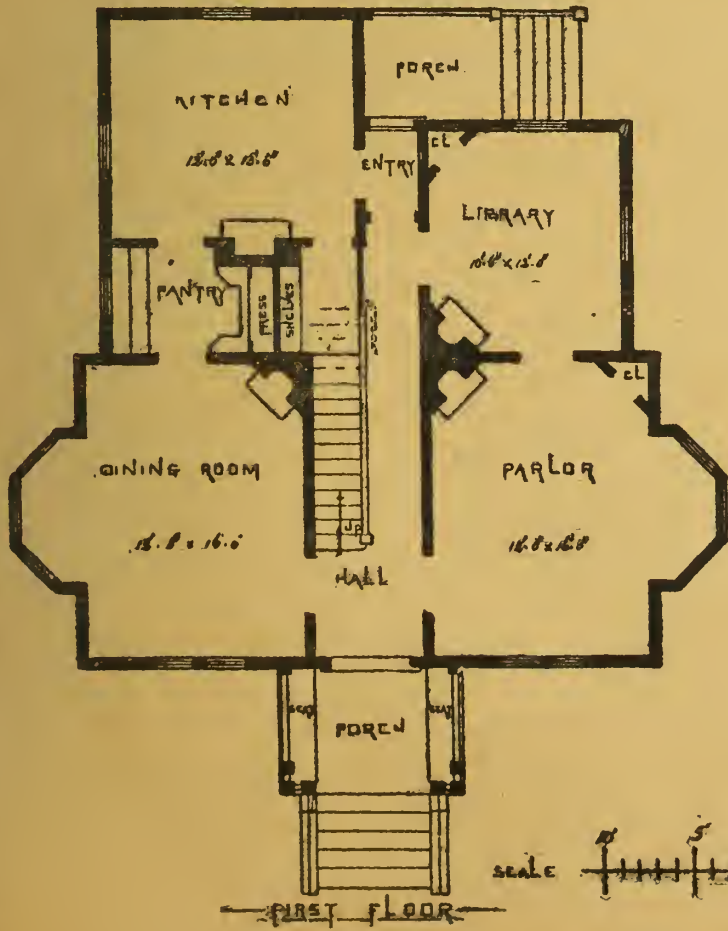


PERSPECTIVE VIEW

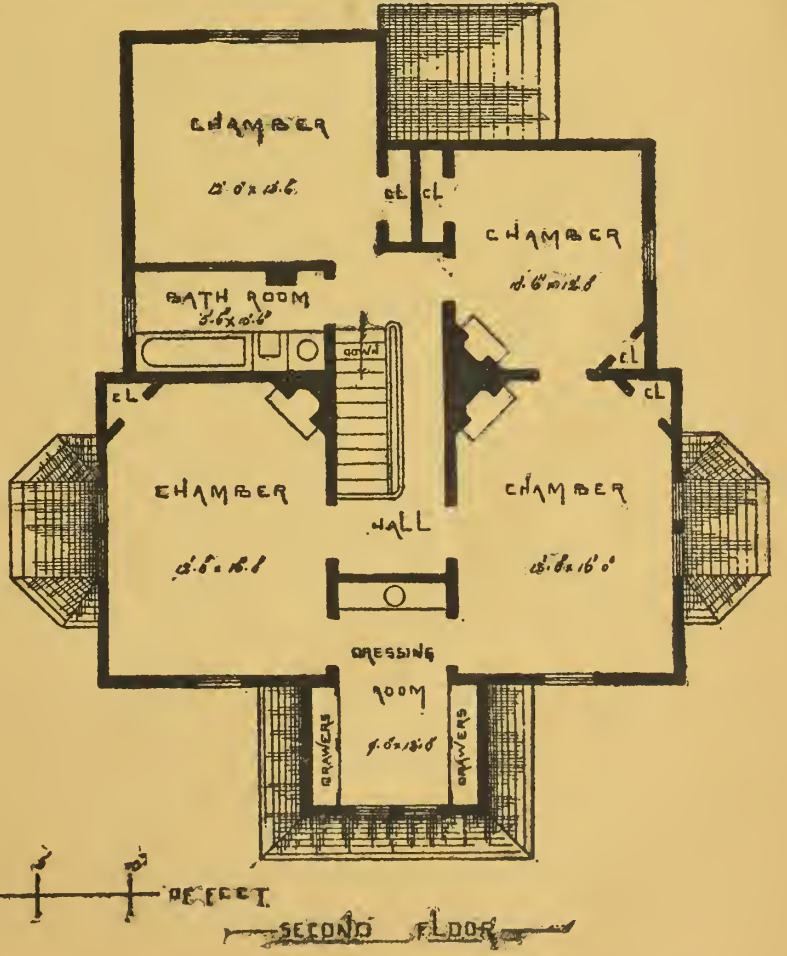


BRACKETS OF FRONT PORCH

scale 1" = 1' 0" OF DETAILS



FIRST FLOOR



SECOND FLOOR

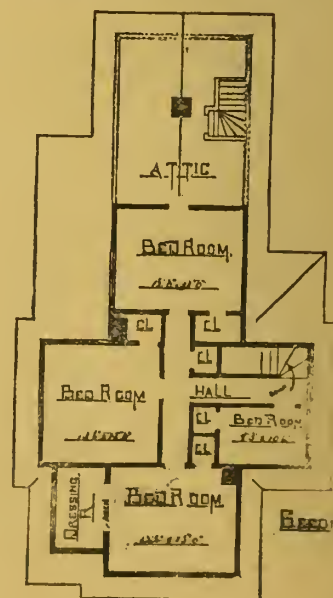
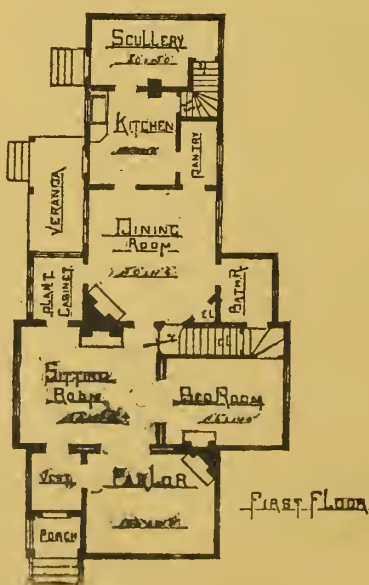
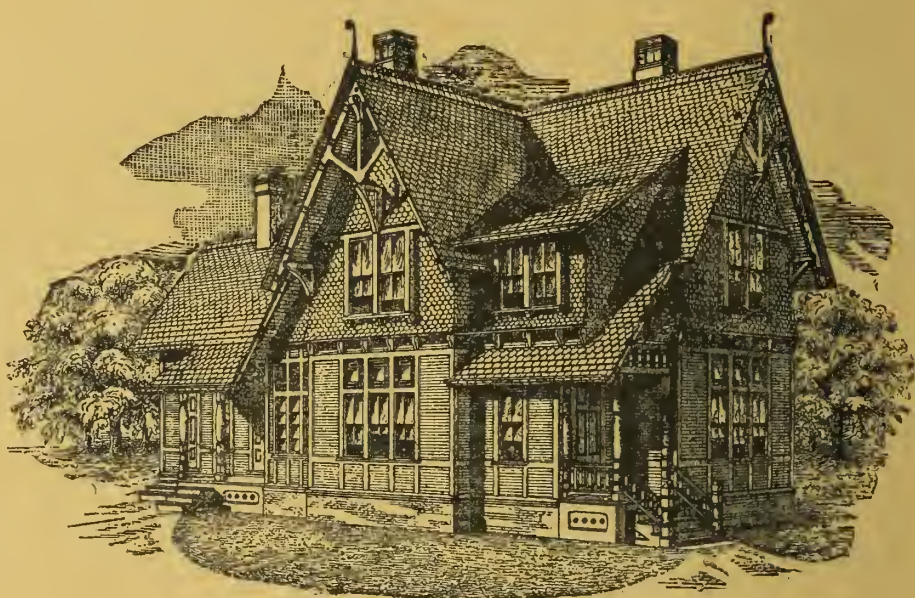
PLATE 26.

DESIGN 36—Shows plans, elevations, and perspective view of a sea-side cottage, and it will be seen by a careful perusal and study of the plans and design, that it is well adapted for a summer residence, and, by some slight changes in plan, could be made to suit a Southern clime. Cost, \$2,600

RESIDENCE OF SILAS W. GARDINER, LYONS,
IOWA.

The simplicity of plan, and the simple manner in which the design expresses it, is fairly shown in the picturesque exterior here illustrated; its constructive features are fully represented in the gables, cresting, finials, chimneys and porches. The house stands on a brick underpinning, and is a good example of one of the half-timber and tile designs of the Jacobite period, though, unlike its prototype, shingles cut to a pattern are substituted for tiles from the second story up. The first story shows what has the appearance of a timber construction, although it is only formed in the ordinary manner of finishing frame buildings, by continuing the belts through and connecting them with angle-boards, being clapboarded with narrow clapboards between, in the customary manner on frame buildings, the frame being first sheathed, then covered with waterproof paper. The second story is arranged so as to form a hood over the first, being furred out by a moulded cornice about eight inches, at which the shingles are curved outwards. There is also a similar cornice and curve at the head of the second story window casings, coming out flush with the window casings, which project six inches, thereby giving a deep recessed window on the inside. The first story windows have stained glass transom lights, which are filled with foliated centers and gothic borders in leaded frames, which lend a charm to the interior not otherwise obtainable. The floors in vestibule, conservatory, bath-room and dining-room are of ash and walnut; the doors have pine styles and rails with butternut panels; architraves of butternut, with pine door-stops and jambs, architraves having cut-work, picked out in color; inside blinds of butternut; trimmings of real bronze. The work on second story all pine; and the whole of the wood-work throughout, including hard-wood floors, finished in natural color of the wood with Crockett's Preservative. The mantels are of hard wood, in design corresponding with the interior finish. The plant cabinet is placed on the south side, and connecting as it does with both sitting-room and dining-room, makes it very desirable, and renders it an easy matter to keep it warm.

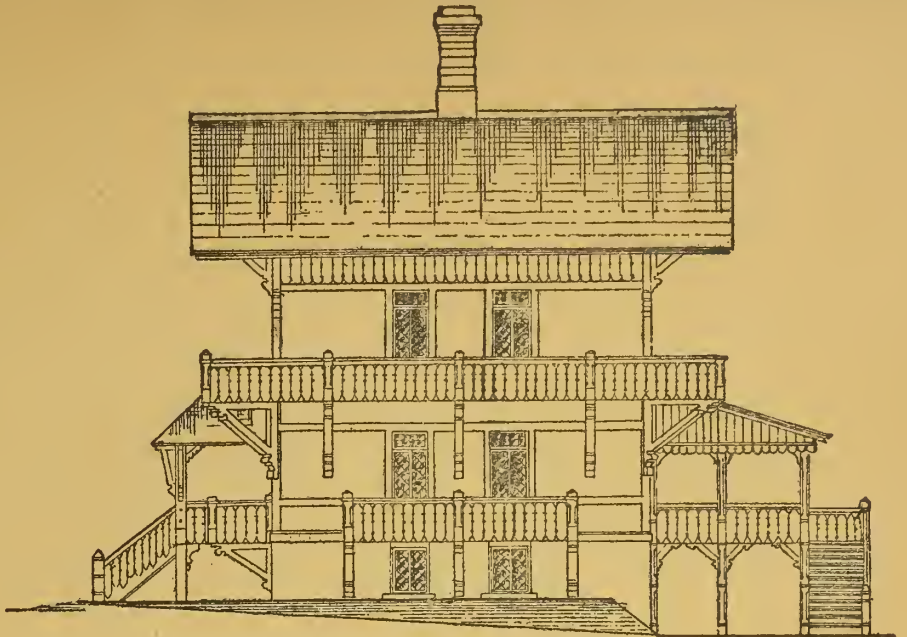
The general plan suggests itself as being very economical, there being no waste of room, as everything is fully taken up and used to the best advantage. The attic room over kitchen and scullery, will be found useful for storage. The roofs are shingled and painted black. The exterior walls are painted—body of the work Venetian red and trimmed with Indian red, and cut-work in black; sash cut in with yellow; panels under veranda floors yellow. The cost of this house as built was only \$3,000, and certainly is a model of neatness, and a great change from the stereotyped style of the buildings generally erected in Western towns.



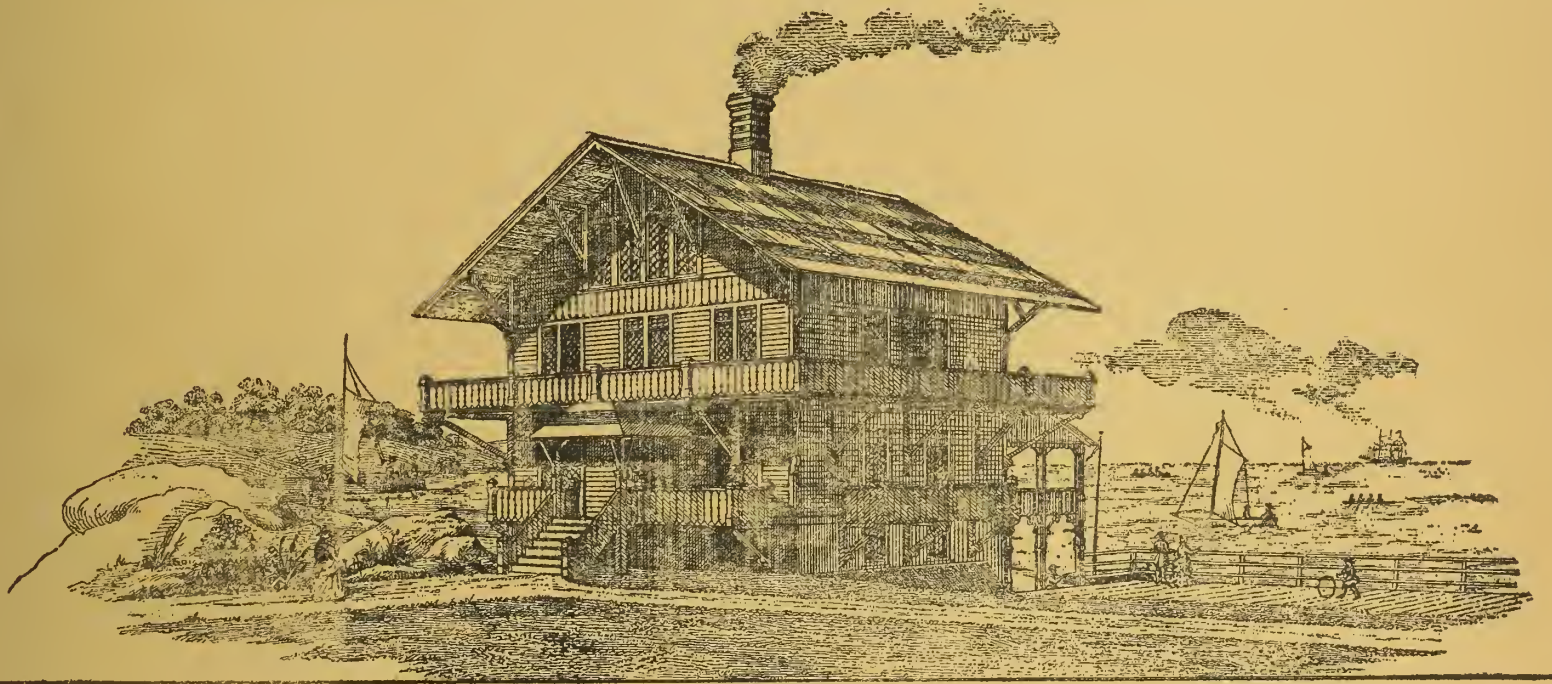
If a private house is built without the services of an architect, it is the general and candid acknowledgment afterwards, that a great mistake had been made, and how many things could have been improved by the employment of a skilled man.



—FRONT ELEVATION—



—SIDE ELEVATION—



—PERSPECTIVE VIEW—

—SCALE 1 2 3 4 5 6 7 8 9 10 11 12 FEET—

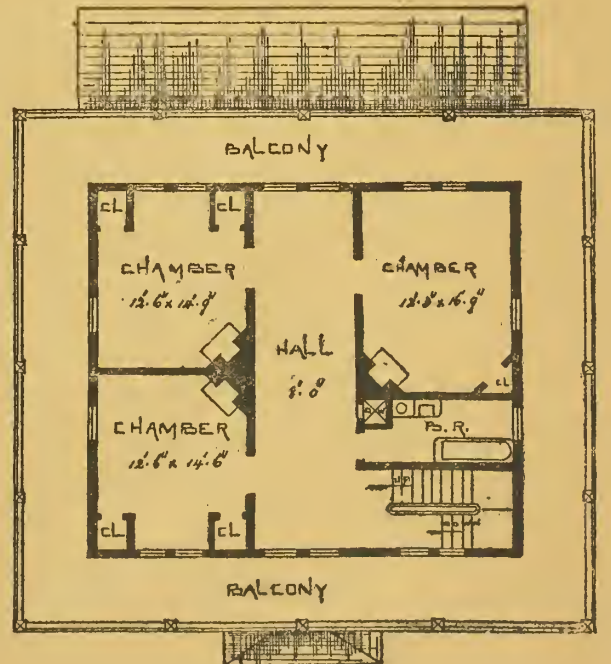
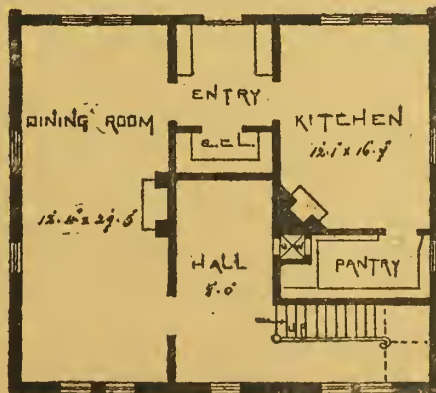
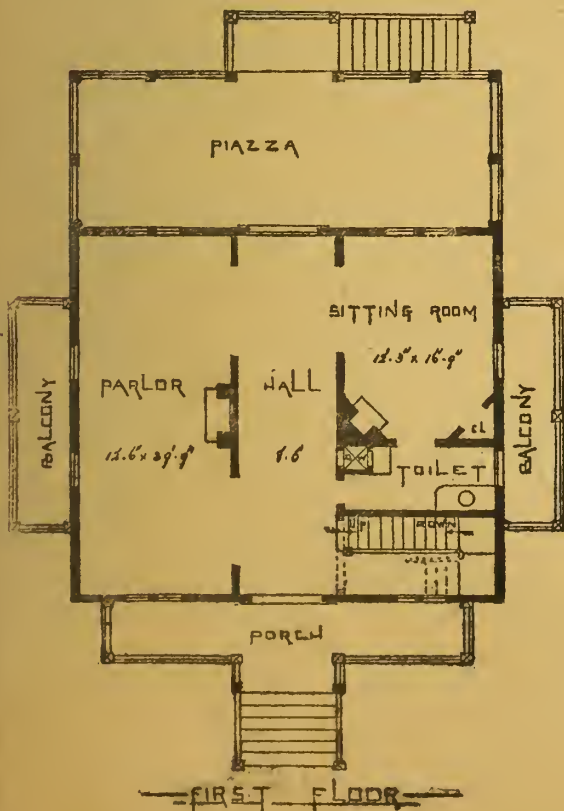


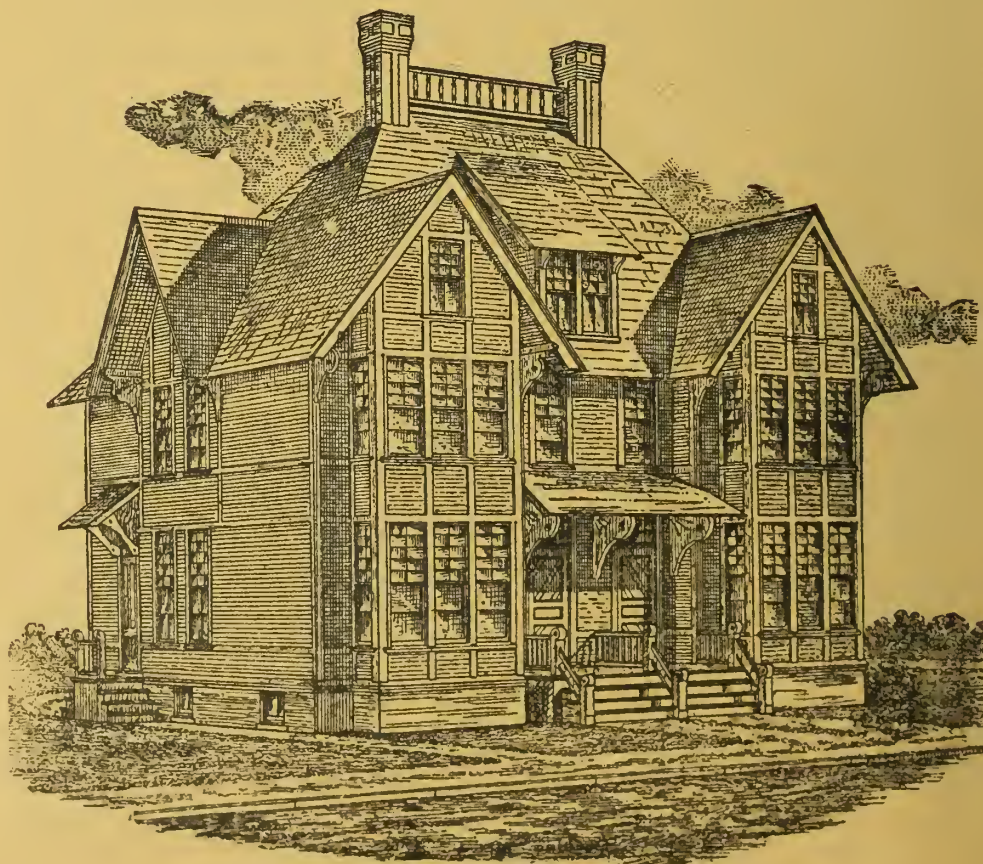
PLATE 27.

DESIGN 37—Shows a barn and stable remodeled and made into a handsome residence, the parlor, toilet-room and piazzas being added. First floor is finished in yellow pine and ash; floors of hard-wood; mantels in parlor and dining-room of a neat design, executed in ash. Cost, \$3,500.

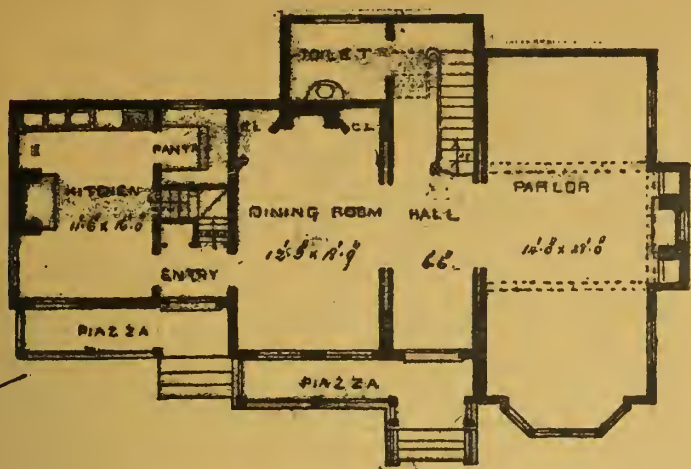
**PAIR OF HOUSES NEAR NEW HAVEN,
CONN.**

Times, places and circumstances have at all periods been found to be good governors of parties who have, or may have had, real estate that they wanted to improve, and among the many ways that have yet been devised to produce a large amount of room at a small cost, giving the necessary accommodations to separate families, the double house undoubtedly stands ahead as far as economy is concerned; one lot is thus made to do the duty of two, one chimney, one wall and one roof doing likewise; and while we have not fully made up our minds to accept the double-house system as a sure indication of the near approach of the millenium, yet we are willing to accept it as a nearer approach to the attainment of a home—even though it may seem to be only half a home—than that system, so prevalent in our country at the present day, of putting one family on a floor directly over another, the beauties of which is a theme poets never sing about; and while the double house has its many drawbacks, such as the owner of one-half painting the exterior white, and the other brown, as is frequently the case, plenty of proof of which can be seen in this locality; or one adding a bay-window and enlarging, while the other is anxious to sell out on account of his neighbor's disposition to be always making improvements, with which his pocketbook will not allow him to keep pace, and plenty of like trouble in the same spirit that we could enumerate, all of which we know from actual observation and experience. The double-house should be the property of one man, as then he can live in one-half, and either rent the other or let it stand empty to suit his pleasure; can paint, tear down and build up when it suits his fancy, or can make both sides into one should his family wants demand it, and thus eventually convert it into a home; for we must say that the half double-house never yet associated itself in our minds other than as a mere stopping place, wherein we are waiting for the home that is to be, and sometimes never comes.

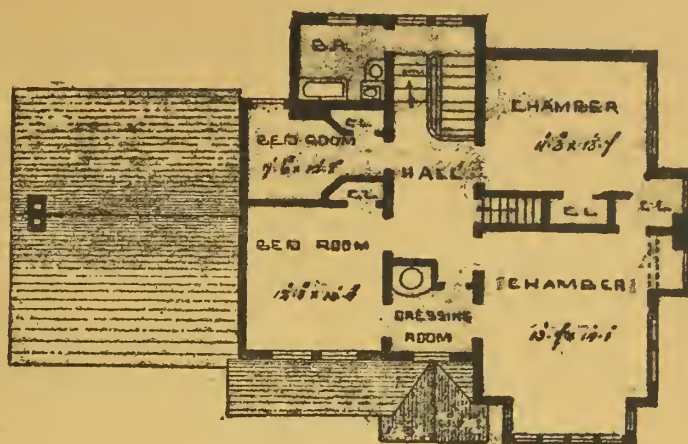
The design here illustrated shows a neat and attractive front, and which cannot fail to please even the most fastidious double-house critic, and if they are as numerous all over our country as here, they are legion. The halls are in the center of the building, stairs being placed back from front doors, which gives a roomy entrance—the stairs to cellar being under main stairs, and reached from the kitchen. Each half contains six good rooms, with bath-room, dressing-room, pantry, closets, etc., with a large attic over the whole, which is divided by center wall running up to roof. The frame is a balloon, sheathed and clapboarded; roof, shingled on lath; underpinning of brick; inside blinds to bay-windows, outside blinds else-



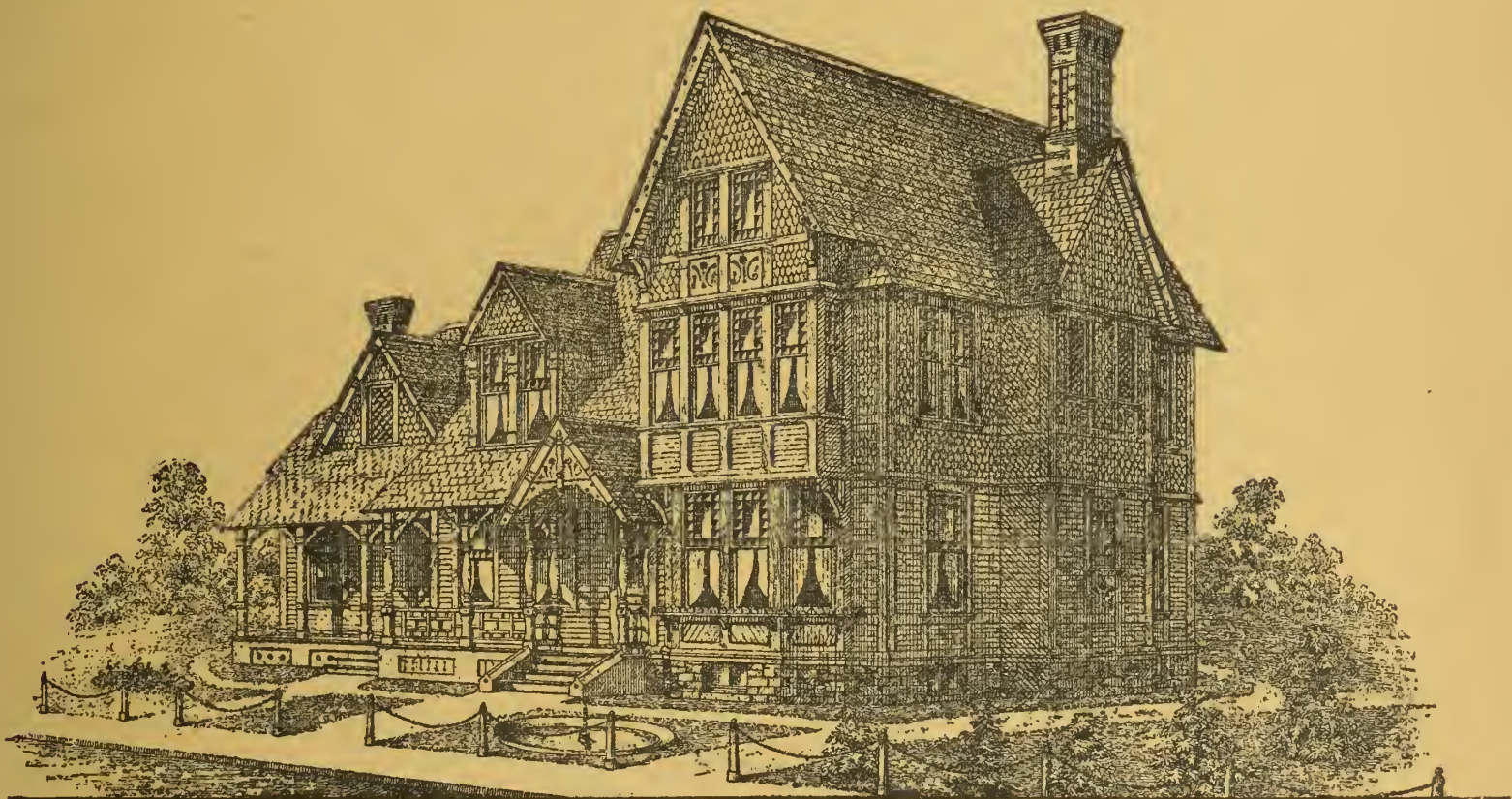
where, except cellar and dormer. That it is accomplishing considerable for a small equivalent is fully seen, when such a house as this is erected in a first-class manner, with all the improvements, for the sum of \$3,000.



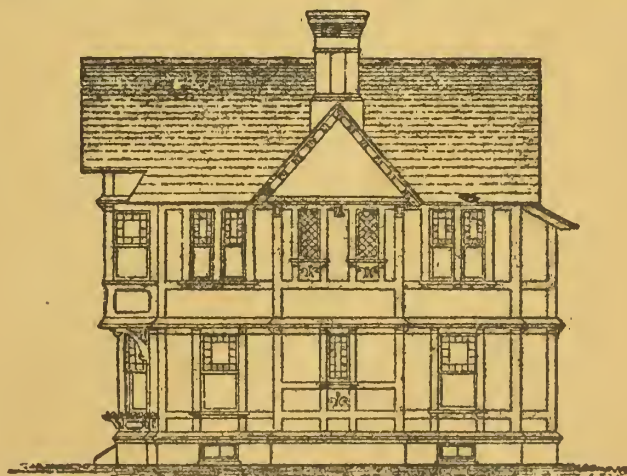
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



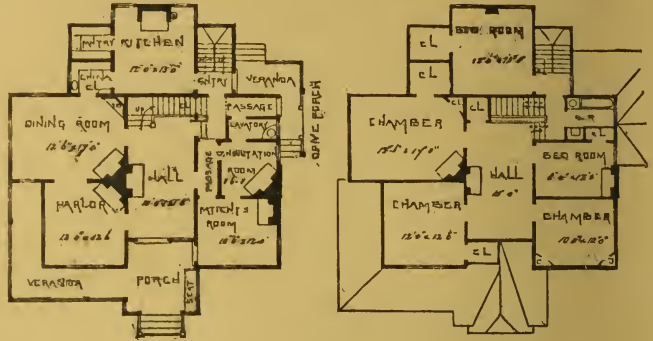
SIDE ELEVATION

PLATE 28.

DESIGN 38—Shows plans and view in elevation of a block of four brick and bay window houses, of nine rooms each, in Queen Anne style of architecture. Cost, \$2,400 each.

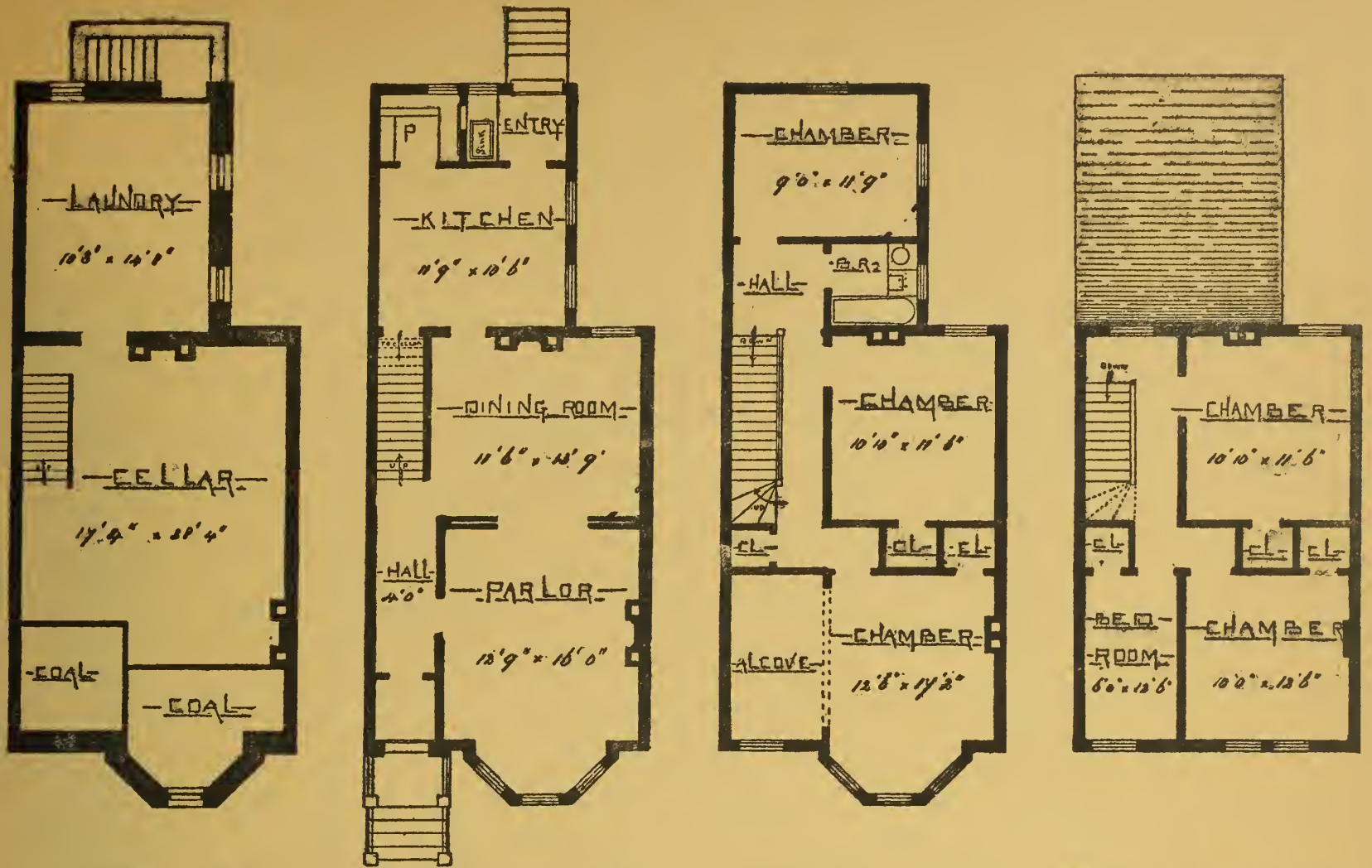
RESIDENCE OF A COUNTRY PHYSICIAN.

Within a radius of fifty miles from this point, taking as a center the present position of the pen, there lives a doctor, one of those men who it is necessary to call in at stated times to help us gather our scattered roses; or when, at certain periods, it is strictly necessary to have him to stand by as a good friend, tried and true, one who never looks into the regions of grim despair, but is ever ready to lift us up into the light of restoring hope; in fact, one of Nature's noblemen, who we learn to look up to in our childish faith when the aches and pains are racking our weary heads. Such an one was our doctor. He owned a lot; it was a good large one, not the city lot, 25x100—which is hardly large enough to breathe in—but a two-acre lot. This had a frontage of 150 feet on the south, thereby giving ample room for the well-kept lawn, whereon the doctor intended to take some muscular exercise during the spring and summer months in toying with the lawn mower. The doctor did not want a large house, but a good, plain, country house wherein his family could live and he could pursue his daily avocation, as far as his business went, without interfering with the privacy of his home. He must have the following rooms on first floor: parlor, sitting-room, dining-room and kitchen, with all necessary closets and other conveniences, front and back stairs, a reception-room for patients, a consultation-room and a laboratory; a drive porch for every-day use, and a spacious front porch and front veranda if it could be done. He must be able to pass in at any door and out at the other without disturbing any part of the house. All rooms on first floor to have open fire-places, and as many on the second floor as possible; five good bed-rooms, bath-room, plenty of closets. Cellar under the whole house and laundry under kitchen. The matter of drainage to be properly arranged, and there being a running stream in the rear of lot, the doctor congratulated himself that he would not live on sewer gas. Yet the drains must be well ventilated and a trap placed in main pipe just clear of the house. This, the doctor said, if good for nothing else, would keep the rats from entering the house by the drains. The house to be heated by steam heater placed in the cellar, the necessary provisions for which were to be made, together with store and vegetable cellars, coal and wood and a water-closet, which must be ventilated into one of the chimney flues, and also have an outside window. All the above are embodied in the design with the exception of sitting-room, which, at the specified price, could not be done, so we made the front hall into a sitting-room, which the doctor says is truly beautiful, and the best and most useful room in the house. Here is the open fire-place wherein the wood fire glows cheerfully upon the hearth, and round which it is so pleasant to gather. The mantel is built of wood, with a large hood over it and a clock built in it. The walls are wainscoted, ceiling finished in wood, giving an old-time welcome and an hospitable appearance to those coming in to visit the family, and that which should be felt on entering any house no matter how humble it may be. The staircase is of ash, and well-lighted from above through a stained-glass window in roof, which gives a mellow light to the rear of hall. The entire finish of hall, parlor and dining-room is in ash, the balance being in pine, and all finished in its natural color and beauty. The doctor said he wanted no paint, no graining, but his pine was to be pine—his ash, ash. No deception was to be put in this house and he has got none. Here our doctor



knew what he wanted. He had studied his wants for years, and when the time came for building he only had to give his problem and there was no trouble to work it out, as the plan plainly speaks for itself.

This home is not an expensive one, but a home in every sense of the word, where the homely virtues daily grow stronger, and the true, manly acts of kindness, charity and good feeling toward all men are the ruling principle. The cost of this house, without heating, is only \$3,300, a proof that no country doctor can afford to be without a real live breathing place.

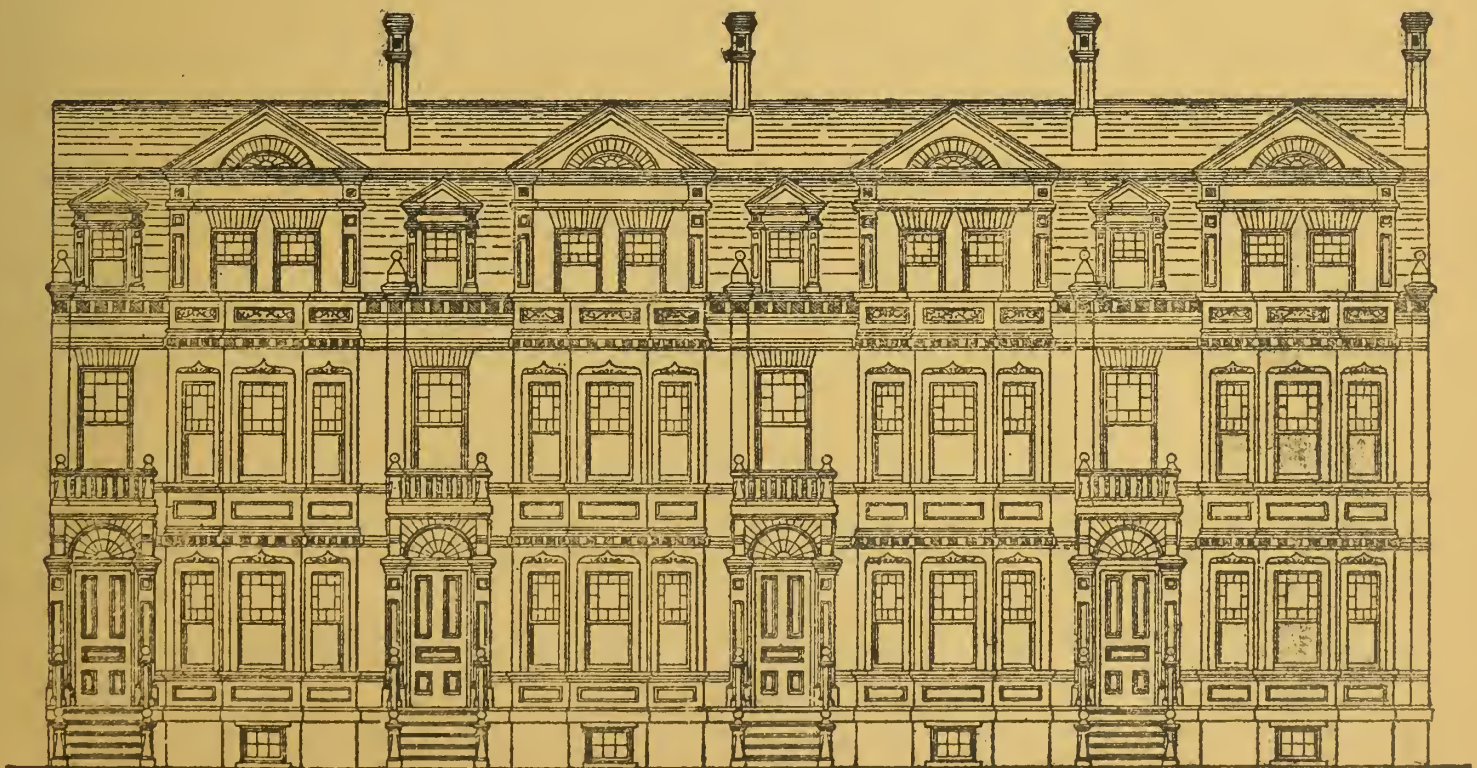
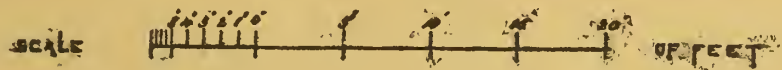


CELLAR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN



ELEVATION

PLATE 29.

DESIGN 39—Illustrates a pair of compact and convenient Cottages, of seven rooms each, suitable for either city or country; would make a splendid country farmhouse, for a farmer and his son to reside together, and yet have separate homes. Cost, \$1,200 each.

PAIR OF HOUSES AT BRIDGEPORT, CONN.

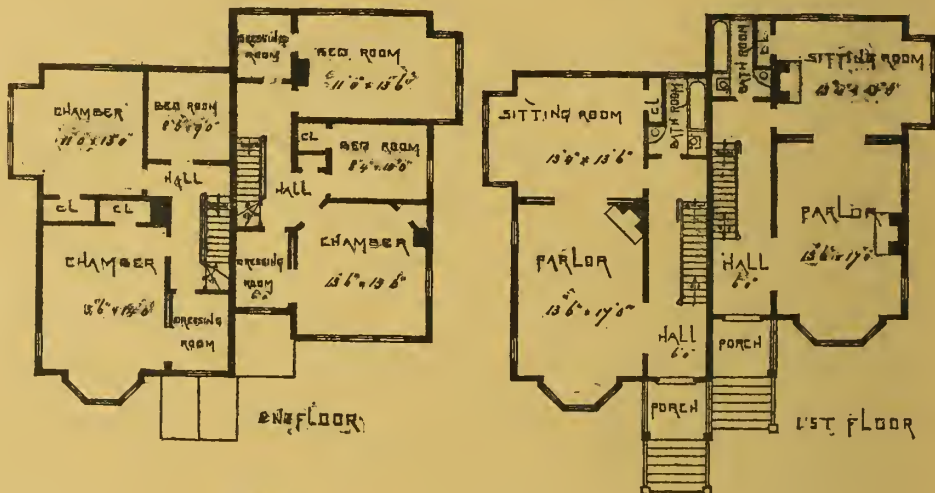
These houses are built on an odd-shaped lot, thus giving us an opportunity to design two houses adjoining and yet independent and separate from each other. The entrances are entirely separate from each other, while they occupy the same relative position to each house. Under each front porch there is an entrance into basement, which in the rear is entirely out of ground. In this basement, on the front, is a large dining-room and on the rear a kitchen, with pantry and china closet between. There is a cellar under basement for heating purposes, fuel, etc.

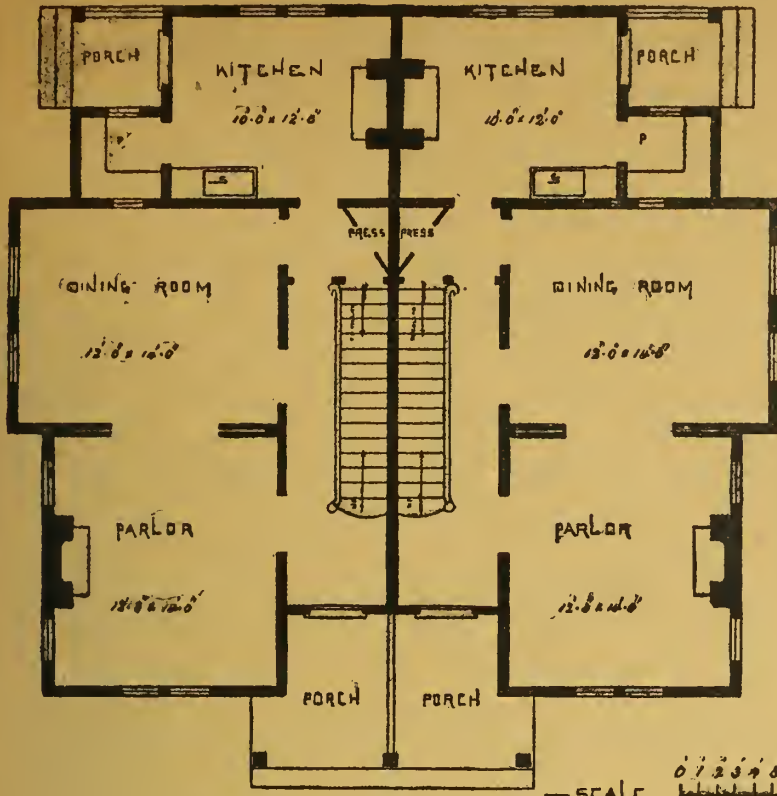
By a careful study it will be seen that these houses are extremely simple in the arrangement of the rooms. In fact, it bears out this idea of simplicity all through. The rooms on the first floor are large, and arranged to make a good disposition of furniture. On the second floor the dressing-room over hall can be used as a child's bed-room in connection with the family chamber, being connected with each other by means of a sliding-door. A room is provided in attic for servant.

The interior, finished throughout, is in a plain, neat style; mantels of hard-wood; and altogether they are very desirable dwellings, which cannot fail to rent readily, and pay agood interest on the outlay.

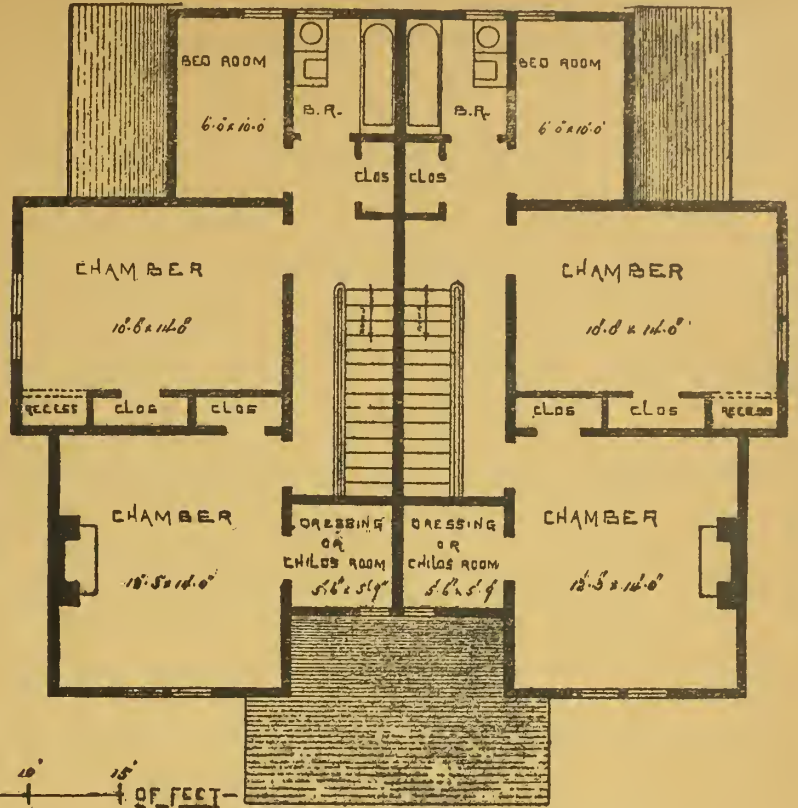
The whole effect of the building is very happy. The shadows, which go far to produce a fine effect, in this case lend themselves to the whole in a pleasing manner. Cost \$3,350.

It is astonishing what a number of people will commence building, and plan their houses as the work progresses, which is probably one of the worst ways of conducting one's building affairs; and a case came to our notice a short time ago which illustrates some of the disadvantages of building in this way. A gentleman, two thousand miles from us, went to work to build his house; got the cellar up and ready for frame, but when he came to plan the first floor, there were many things he did not know how to arrange so as to have them satisfactory. There were fire-places to get in, sliding-doors, stairs, etc., which puzzled his brain no small amount, and he finally gave it up, after spending considerable time and study on it; sent on to us for full drawings, details and specifications—sending his sketches, and informing us what he wanted. We comprehended his wants in a few moments, and by our long practice were enabled to make the desired arrangement which the amateur could not find by long study. This gentleman says if he had carried on his building without our assistance, he would have made a bungling mess of it, but now he has the most picturesque and convenient home in the town, and that he is not an architect, and never could be.



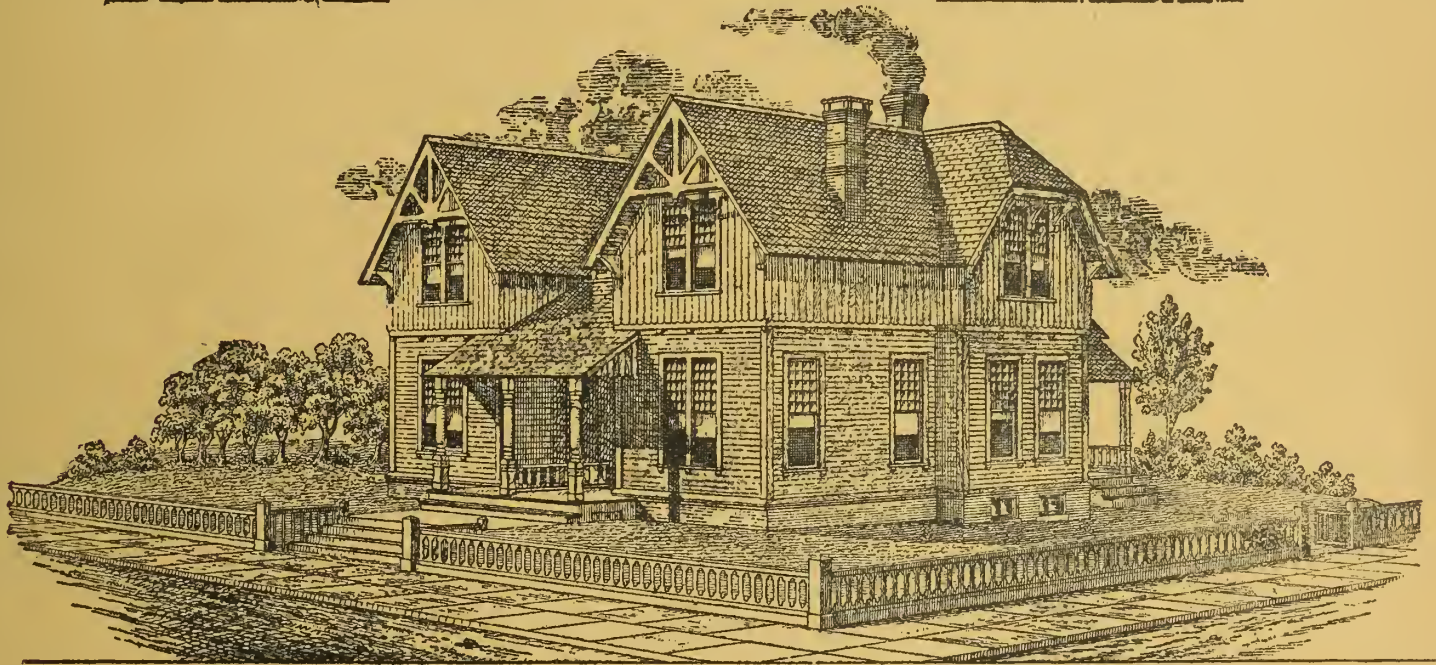


FIRST FLOOR PLAN



SECOND FLOOR PLAN

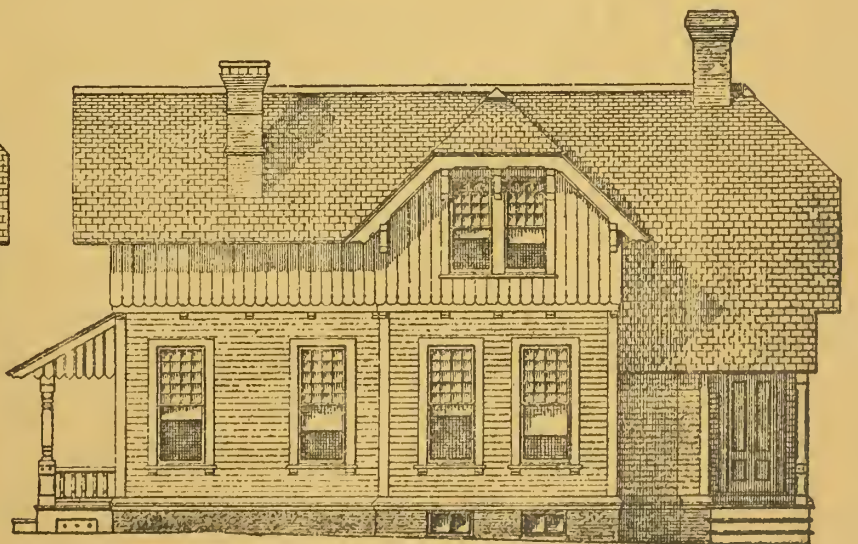
SCALE 0 1 2 3 4 5 10 15 FEET



PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION

PLATE 30.

DESIGN 40—Shows plans, elevations and perspective view of a country House, containing eleven rooms, large attic, cellar under whole house, having laundry, etc., designed to be finished in a plain manner. Cost, \$3,200. (See specifications, latter part of book.)

RESIDENCE OF FRANK H. UNDERWOOD,
TOLLAND, CONN.

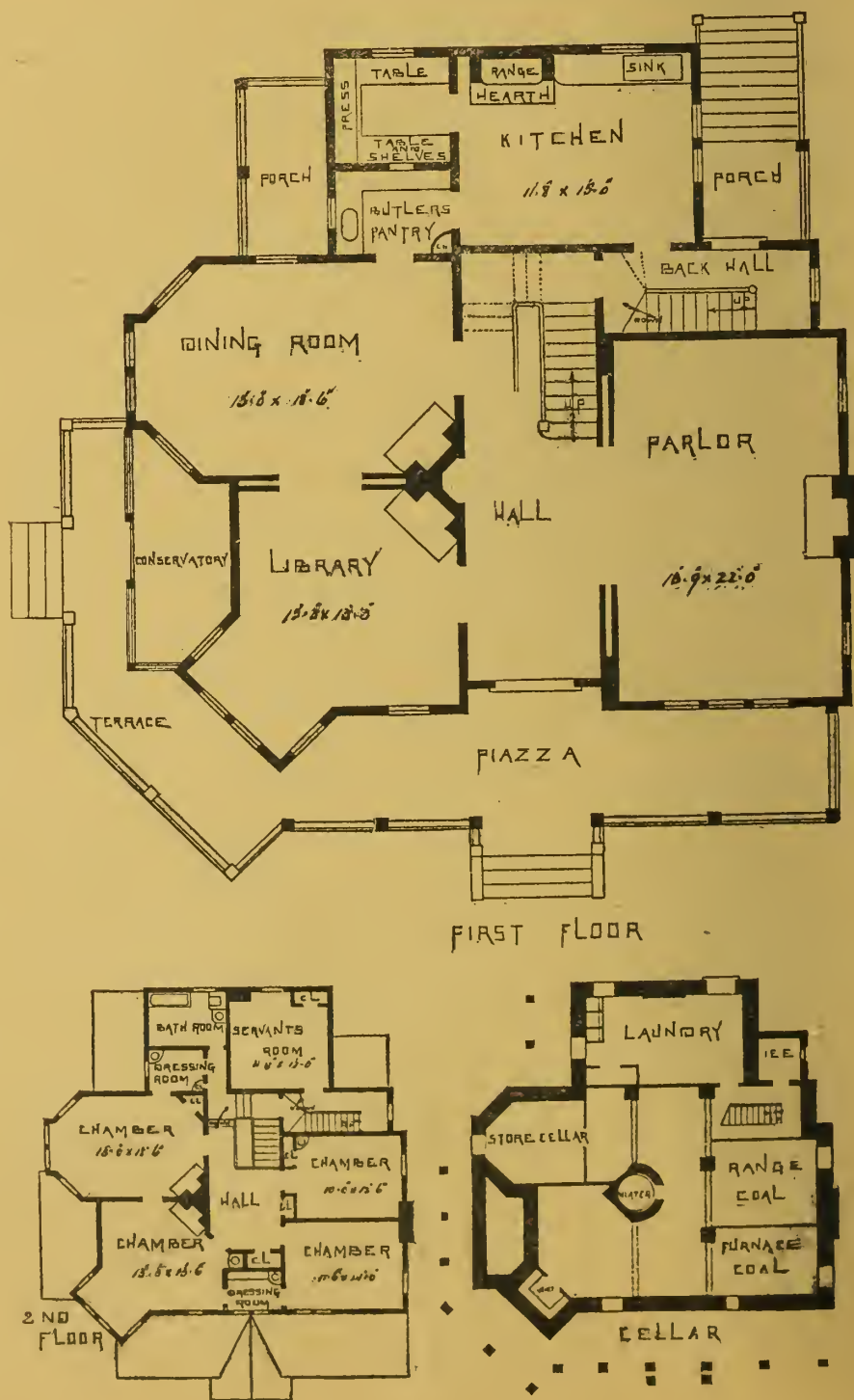
This country residence embraces many novel and good features of exterior variety and interior compactness and convenience. The workmanship and material throughout have been of the best description, the materials being purchased by the owner and the work done by the day, and no pains have been spared to make it first-class in every respect.

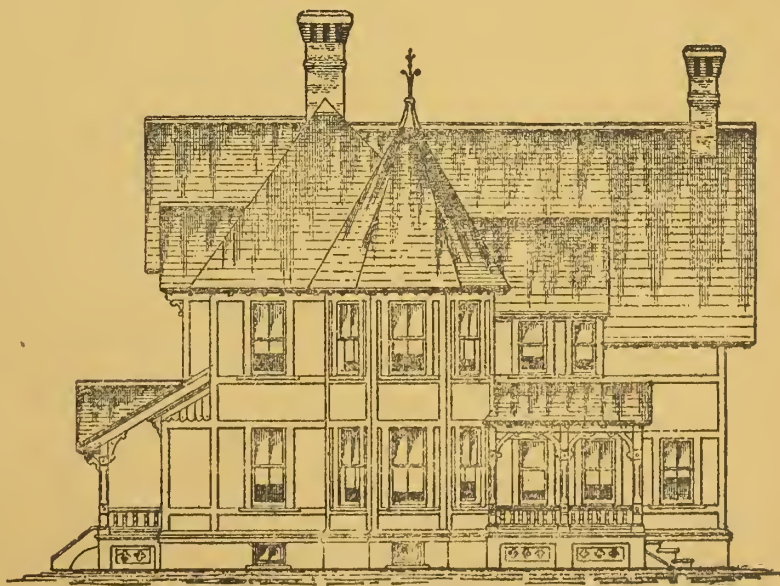
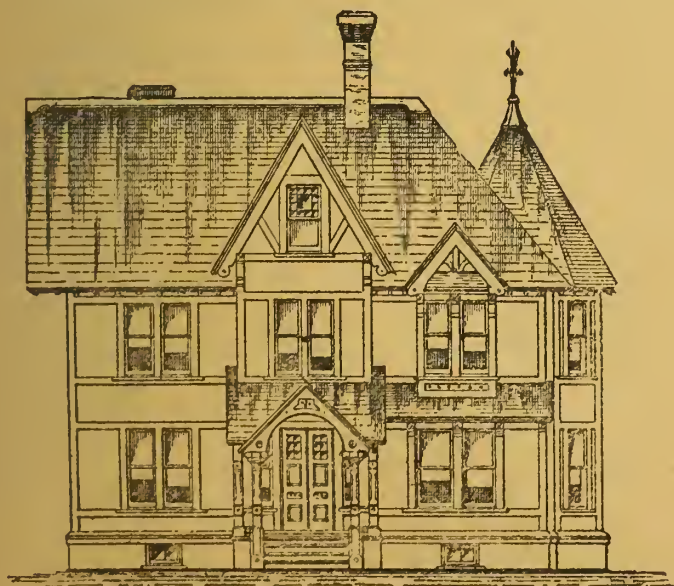
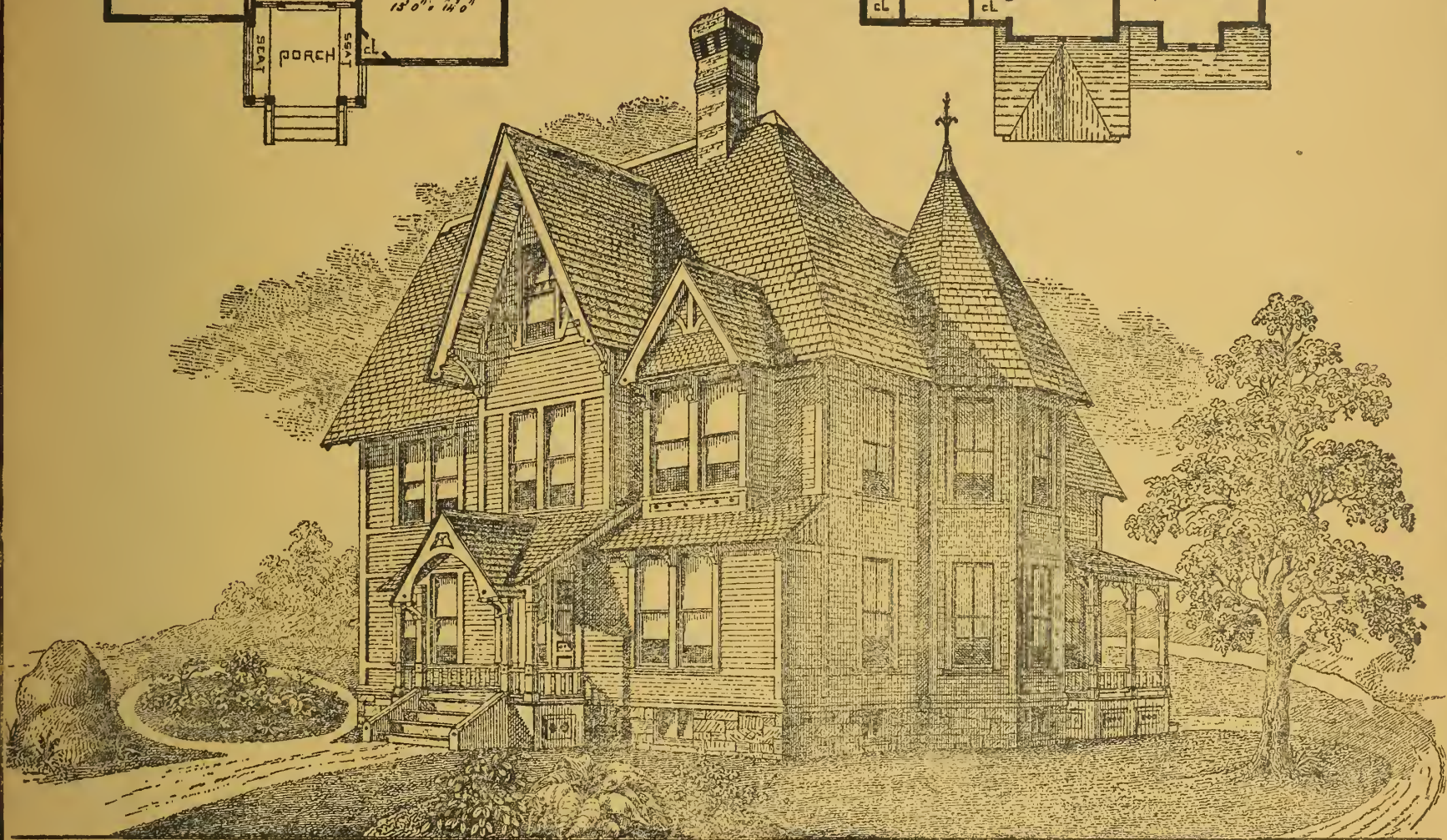
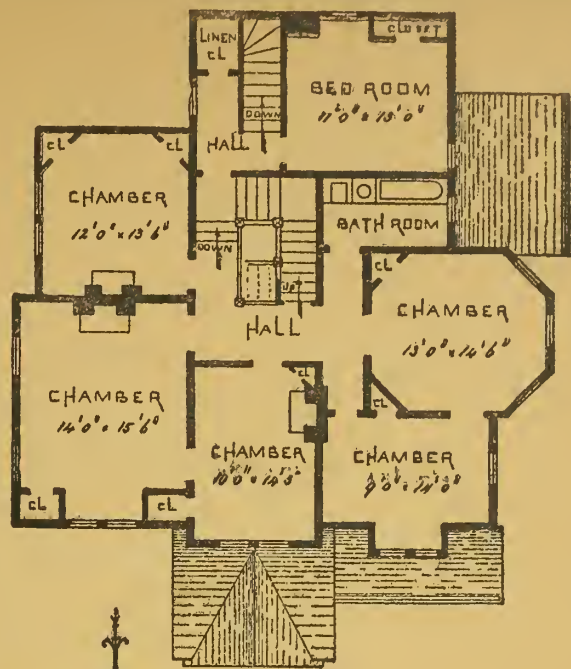
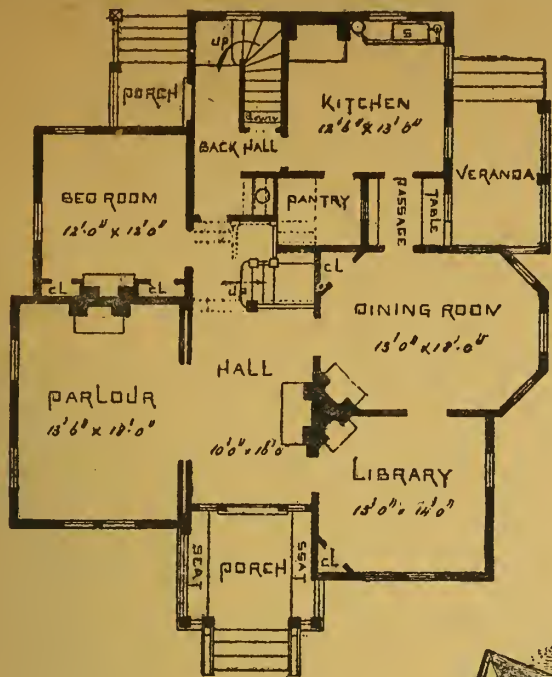
The interior arrangement is very complete and unique, the hall being finished in oak, parlor in maple, library and dining-room in ash, all the fire-places having hard-wood mantels of handsome design. The conservatory is a pleasing feature of the first floor plan, and is accessible from the dining-room through a casement window; access is also obtained in like manner to porch in rear of dining-room. A clothes-shute is arranged from second floor to soiled clothes-closet in laundry, an arrangement that is appreciated by every housekeeper.

Stained glass is used in all the windows above transoms. Roofs are slated and ridges covered with red terra-cotta cresting. The interior wood-work is filled with Crockett's Preservative. The heating is done by indirect radiation, steam being brought into cellar from the Underwood Belting Company's factory. Cost about \$4,500.

The cost of a house is the one thing desirable. Every one asks what this and that will cost, and a great many people who have started out to build without first ascertaining what their building would cost, have been very much deceived when all the bills have been received and the amount aggregated. We know of one instance where a gentleman, some years ago, was erecting a large residence by the day, and did not have any idea when he commenced what it was likely to cost; and long before the structure was completed he had paid out over \$30,000, and was so disgusted with it that he would not keep any further account; and to-day this house which cost so much money could be duplicated for \$10,000. This is what we call bad management. However, as times are at present there is likely to be but very little of such.

It is reasonable to suppose that anyone without building experience, who undertakes the erection of a building in this way—unless there are special circumstances governing the case—will have to pay for the knowledge he will gain. A business man wants to know, after his ideas are put into a tangible form, how much all this will cost in dollars and cents, without any extras or additional charges whatsoever, and it is right and proper that everyone should look through all the links and complications that require the expenditure of a considerable sum of money. And no one who starts out with the intention of spending \$4,000 in the erection of a dwelling, and winds up with three times that amount, will be likely to think they have used much judgment, and will try and shift the blame on some one else. But it is one of those things that time will place where it belongs. A building will vary in cost of construction according to locality, and will also depend greatly on the business management.





— FRONT ELEVATION —

— SIDE ELEVATION —

— SCALE — 1 2 3 4 5 6 7 8 9 10 OF FEET —

PLATE 31.

DESIGN 41—Illustrates a cottage house, of seven rooms, designed for erection in the country. We give elevations in two different styles of architecture, suited to entirely different locations; in this we wish to show how different designs can be adapted to the same plan in a satisfactory manner, and they are intended to become a part of, and be in harmony with the acres that surround them.

The rooms are conveniently arranged, but could be differently disposed to suit anyone's ideas, and still the same or either of the designs carried out, as could also any of the plans given in this work, and the site has much to do with the arrangement of rooms, which we can readily adapted to different requirements. Cost, \$3,100.



Where parties have their work executed by the day instead of by contract they will evidently save money, provided they are good managers, and have some one on the works to drive the men that are engaged, as it is well known by those familiar with workmen, that when they know the work is being done by the day, it is impossible to get them to do as much work unless they are drove. Some mechanics will tell you this is nonsense, but we know from experience it is not. A man may say that he will do just as big a day's work no matter which way he may be employed, but he will do the most when working by the job. Any master mechanic of experience will tell you the same, as he knows very well that if he does not keep his men to work, but allow them to do about as they please in this respect, that he will be unable to stand it and compete with others. Several of the large manufacturers contract the whole of their works in the shops, simply because they can get so much more work done for the money by contract than they can to hire the men by the day.

Some say that work is better executed when done by the day. It may and it may not. In some cases we have known it done badly, and the owner, rather than go to the expense of having it changed and made right, has said let it go; and some mechanics are liable to do things wrong, especially when they have no one to look after them, as a contractor, whose interest it is to have the work done right the first time, as otherwise he will have to be at the expense of making it right.

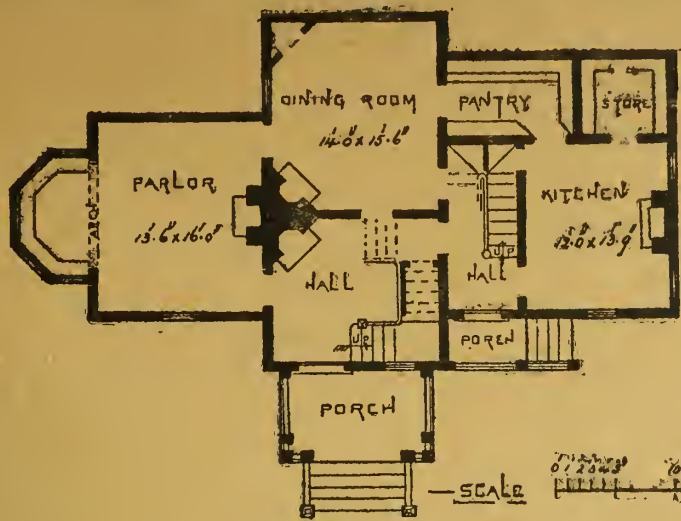
A first-class builder of some years ago, now retired, in a conversation recently informed us that his opinion was that half the builders of the present day did not know how to estimate on work, as when he built his residence he could not get a reasonable estimate; therefore

went to work and had it done by the day, superintending the work himself, and in this way his house cost him \$4,500 less than the lowest estimate he received.

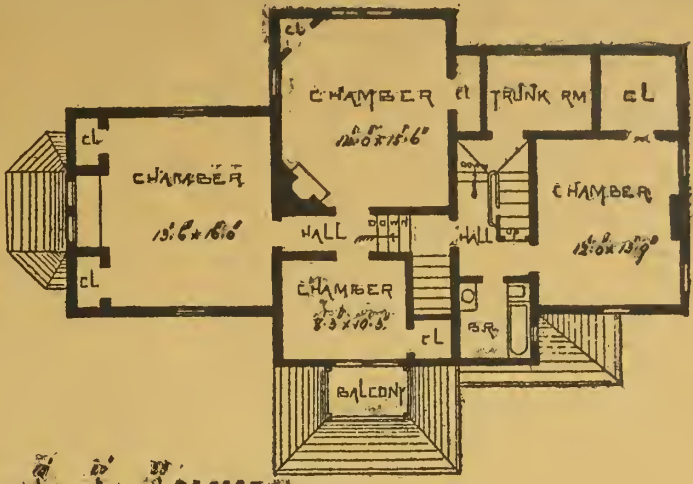
A case or two in the last few weeks came to our notice, which convinced us that this is true to a certain extent at least. We prepared drawings, etc., for a public building for a country town, to come within a certain appropriation, but when estimates were handed in from local builders they all exceeded the amount considerable; therefore, builders from the city, a few miles distant, were allowed to estimate, and their bids all came within the amount appropriated. There being considerable art work in the design, the local builders did not know its worth and did not take the trouble to find out; and as one of these builders was on the committee, new plans were ordered and made so that the local builders could do it.

Another similar case, that of a party in a village, secured from us a design not to exceed a certain sum in execution; but his village builders did not seem to understand the design, and when they had estimated he found he would have to modify it. But the idea struck him to send to a city, one hundred miles away, and get a couple of first-class builders to estimate, men of standing, and who were known to do good work; and in less than two weeks one of them had the building under way, and the local builders were very mad at losing the work.

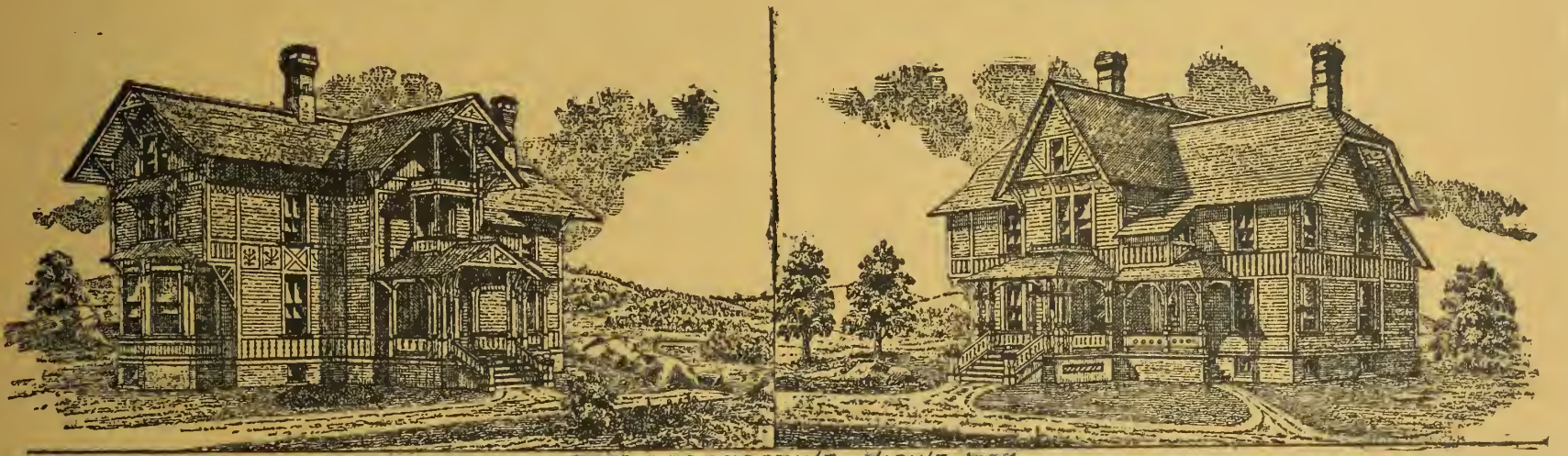
When estimates on a building run from \$28,000 to \$15,000, and the lowest does the work and makes money, somebody don't know their business, and on all work there is a vast difference between the highest and lowest bid.



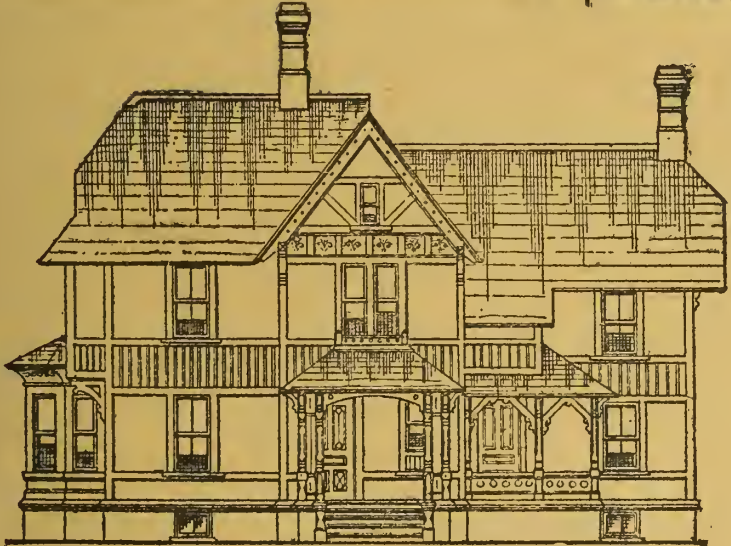
FIRST FLOOR



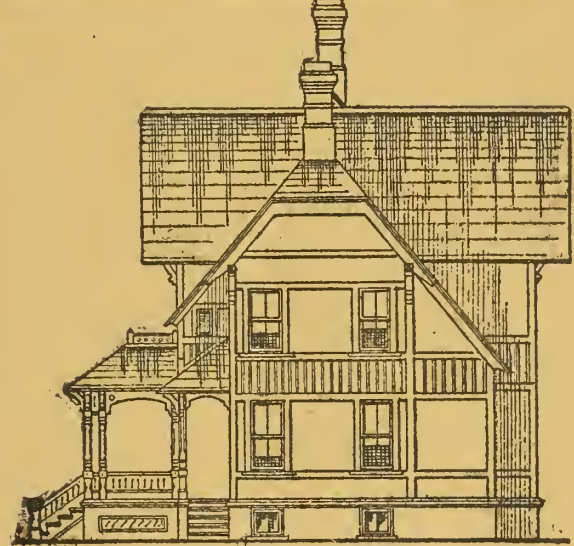
SECOND FLOOR



PERSPECTIVE VIEWS



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PLATE 32.

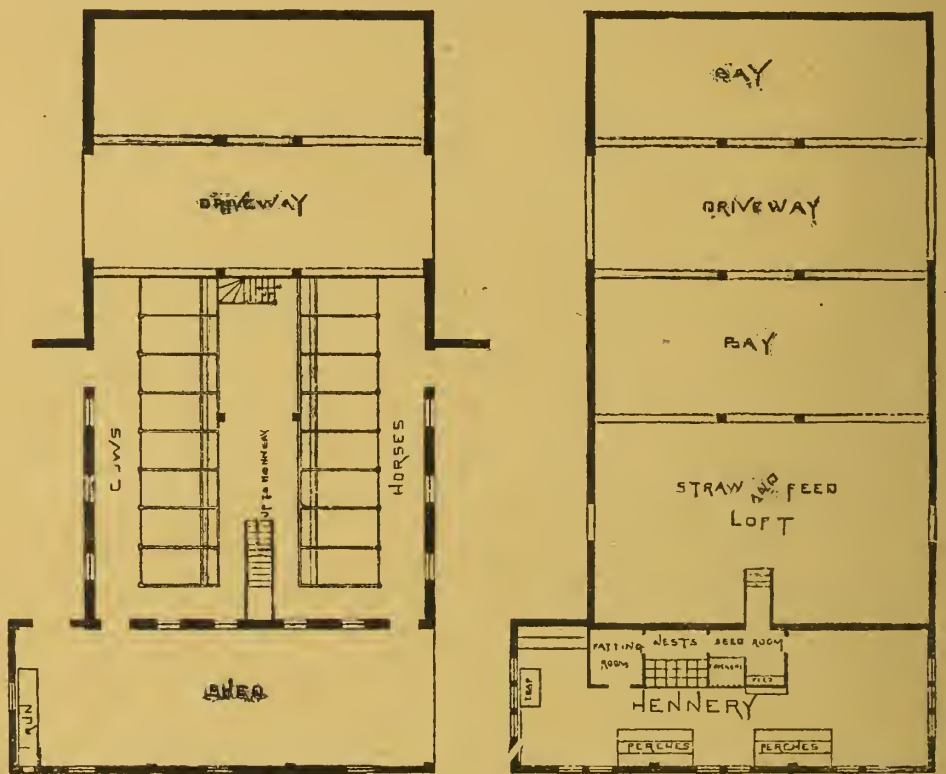
DESIGN 42—Gives plans, elevation and perspective view of a conveniently arranged cottage home of six rooms, with all modern conveniences, and was designed for erection on a corner lot. The interior to be finished in a neat manner · first floor in hardwood. Cost, \$2,500.

FARM BARN AND HENNERY.

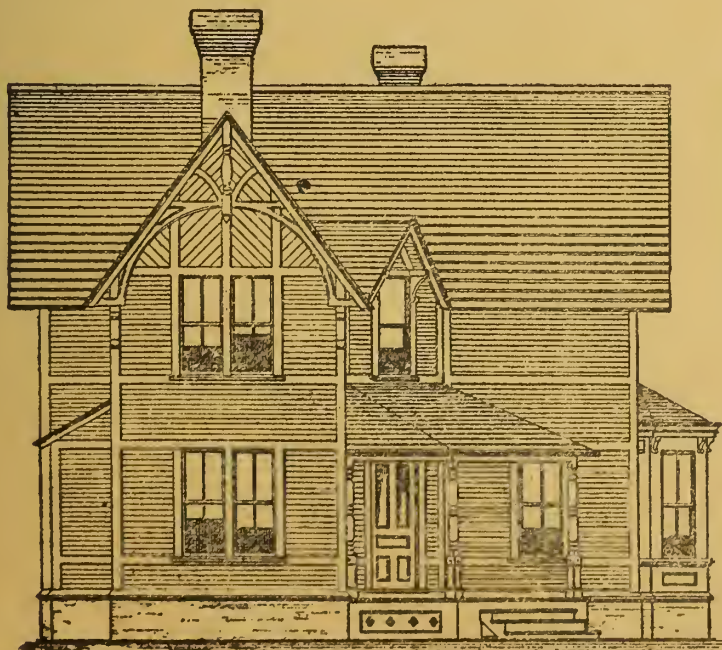
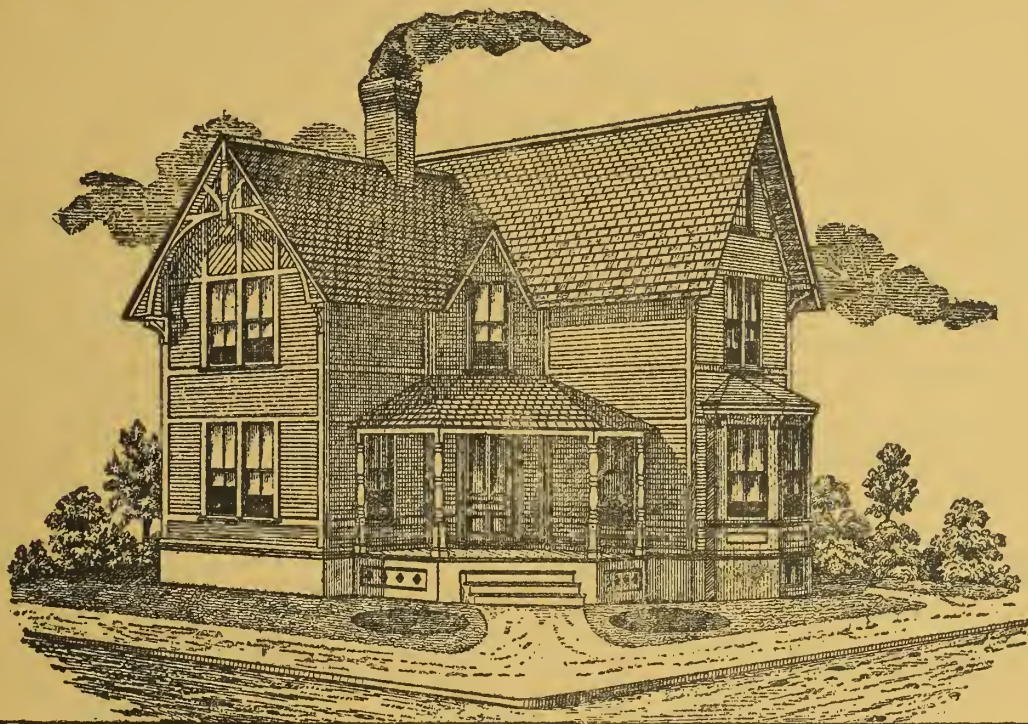
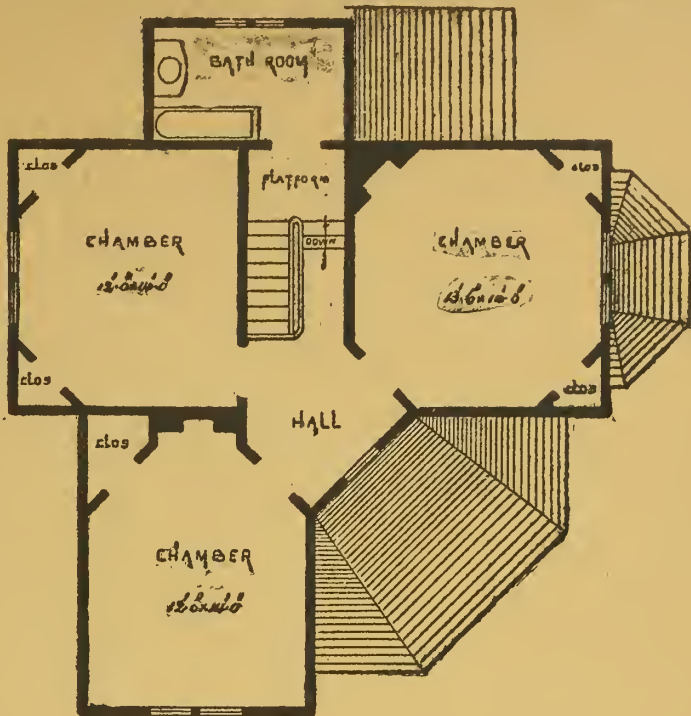
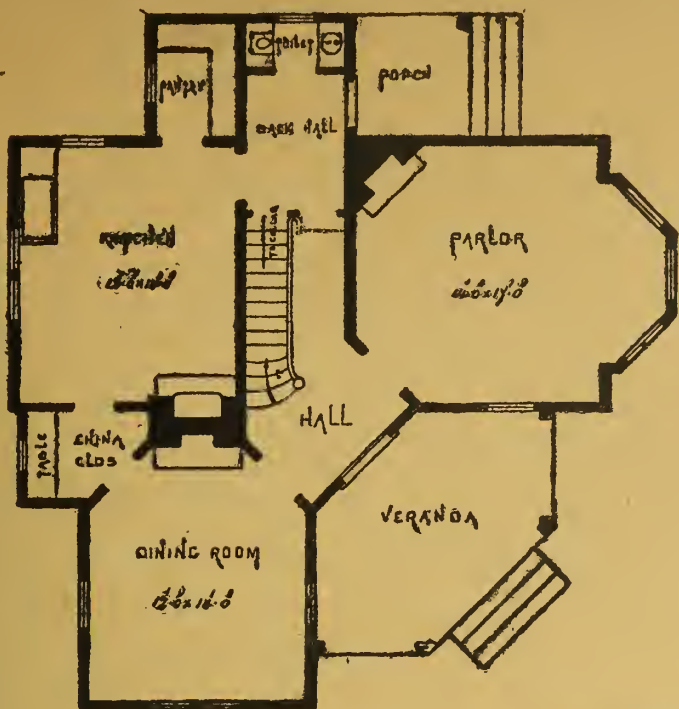
This illustration gives a correct idea of a country farm barn, which will interest those who are agriculturally inclined. To the farmer it is one of the most important things how he shall house his stock, and provide storage for his grain, fodder, etc., and yet do it in an economical manner; and the many farm barns that are to be seen, with their chopped up and checkered appearance, indicate that this matter has not had a proper amount of study and forethought. The farmer goes on and builds a little at a time, never thinking or looking far enough ahead to know what his wants really may be when his farm is being worked to its proper capacity. If you own a farm, and intend to be a good farmer, start out with a determination to have only suitable farm buildings, such as will look well from your neighbor's house. Let your barns look like barns, your houses like houses. We would not for anything have your barns be mistaken for houses or your houses for barns; for such things we have seen, and it makes us feel as if there was a screw loose somewhere. Barns should not be built for show. They should, of course, be made to look well, and be pleasant spots in the landscape, and built in the most substantial manner possible—should be arranged to save as much labor as possible in the care of the animals that are to be housed and fed in them. Let them be well ventilated and lighted, properly floored; the stonework of the foundation thoroughly built, not dry, but laid up in good cement mortar. Don't invite the rats, as they will come without.

And it has always been a mystery to us why the farmers have not, in a general way, been wide awake enough to their own interests to properly house their fowls, instead of letting them run wild over the whole place, and roost on wagons, carts and agricultural implements when not in use and stored; to let them lay their eggs where they please, and then have the pleasure of hunting for them, and often finding them at a late day—such certainly must be the case, else why so many bad eggs amongst those "nice fresh country eggs." Chickens are one of the most profitable adjuncts to any farm, and it is a very easy matter to keep them where there are a number of cattle to feed.

The hennerly here shown was carried out as an addition to barn at hill-side farm, New Milford, Conn., owned by Egbert Marsh, Esq., and shows Mr. Marsh's ideas of what a well regulated hennerly should be to make it both a pleasure and a profit. As the shed below is a necessity in connection with barn, and a roof indispensable, the only additional expense is the floor, one side and ends, with the interior fittings, to make a hennerly which will accommodate easily one hundred to two hundred. The floor should be tightly boarded, then covered with a coat of boiled pitch and tar, on which spread soil two to three inches in depth. This will give an elegant scratching and wallowing ground. The windows all arranged to slide sideways, the openings on outside being covered with wire netting; the feed-bin built so as to hold several bushels, and arranged to take care of itself, by constructing the bottom so as to empty into a small trough into hen-



nerly, in front of which is placed a perch; the chicks to feed in space adjoining marked chickens, which is enclosed by pickets, open enough for them to run through. Nest boxes are arranged in tiers, one above another, and loose, so they can be taken through into nest-room and emptied, and for setting hens, turned around and fed from nest-room.



FRONT ELEVATION

scale 0' 1' 2' 3' 4' 5' 10' 15' 20' 100 feet

SIDE ELEVATION

PLATE 33.

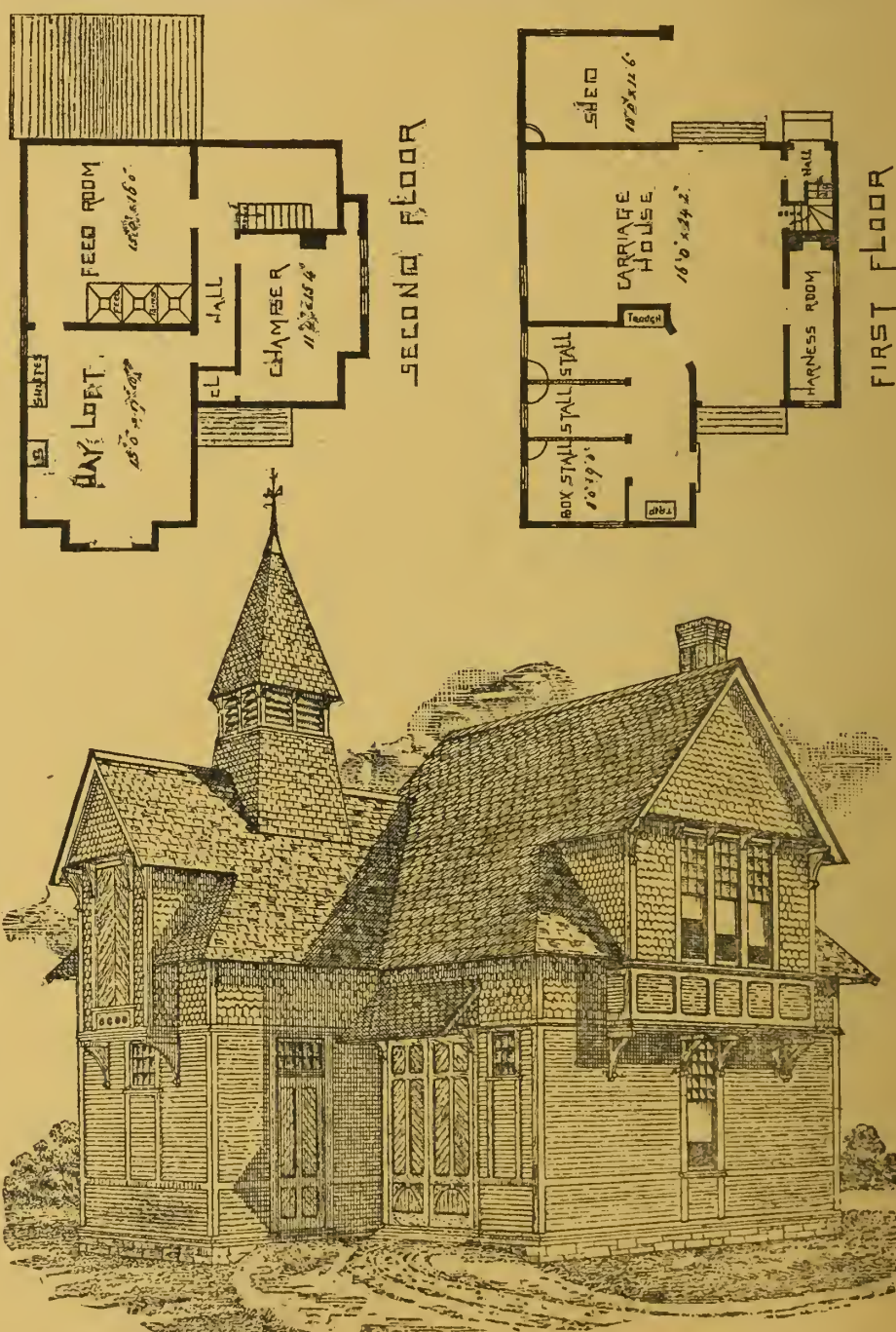
DESIGN 43—Shows plans and elevations of a plain country house, with drive porch. On examination of the plan it will be seen that a large amount of accommodation is given in a compact form and a minute description is not necessary as the plans sufficiently explain themselves. Cost, \$3,300.

The fattening room is arranged so as to be darker, and will be found desirable for fattening poultry for market or home consumption. A running stream of water should be so arranged as to always supply fresh water in hennery, and which should be had in barn for cattle. This could, as in this case, be brought in a pipe from a spring in the hill-side, a short distance above the barn, and which not only supplies the barn, but the house with a never-failing supply of clear spring water. The run from hennery is so arranged that fowls can be either let into shed or directly out of doors. This run being hinged on top, and operated by weights and a cord, is controlled from feed room thus completely shutting off the hennery from floor below, when required. The arrangement of stalls, as here shown, is convenient, and cannot fail but be suggestive for those interested in such matters, while the conveniences above cannot fail to please, as the facilities for driving right in with a load from either side is what should always be had in a barn of this class. This barn is, of course, capable of many changes to suit individual wants, circumstances and locations, and is far from costly; and there are farmers who could with very little trouble, put up their own barns, if they only wake up to the full realization of their own capabilities.

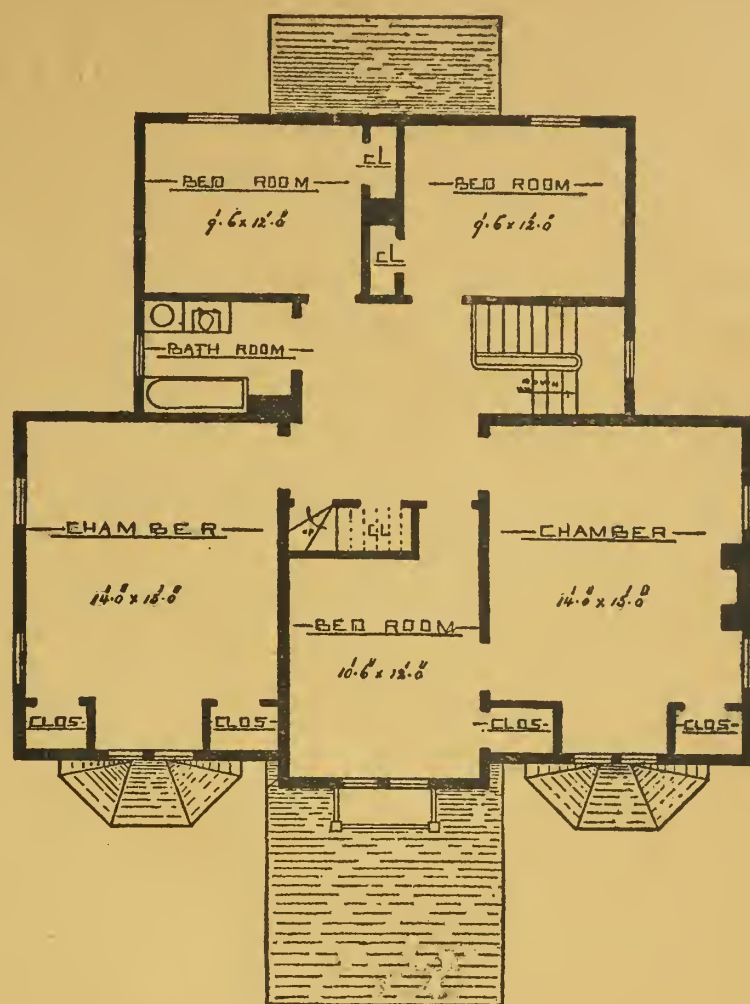
STABLE AND CARRIAGE HOUSE.

This design was prepared for erection in connection with the proposed residence of Mr. E. G. Burham, at Sea Side Park, Bridgeport, Conn., and is arranged to suit the requirements of individual wants, as well as the peculiarities of the site. There is a cellar built under carriage house, which will be found useful for storage of vegetables, roots, etc., and the carriage house being arranged to drive through, makes it very convenient for every-day use, as well as utilizing the room. The shed is designed as a shelter for horse and carriage, so that the horse can be fed noon times without unhitching—a very convenient arrangement for a business man, who has little time to spare in the middle of the day. The two stalls and box-stall give ample room for two or three horses, while there is room enough for three carriages. On second story is provided a man's chamber, hay-loft and feed room—the feed bins being built into position, and having shutes down to stable below.

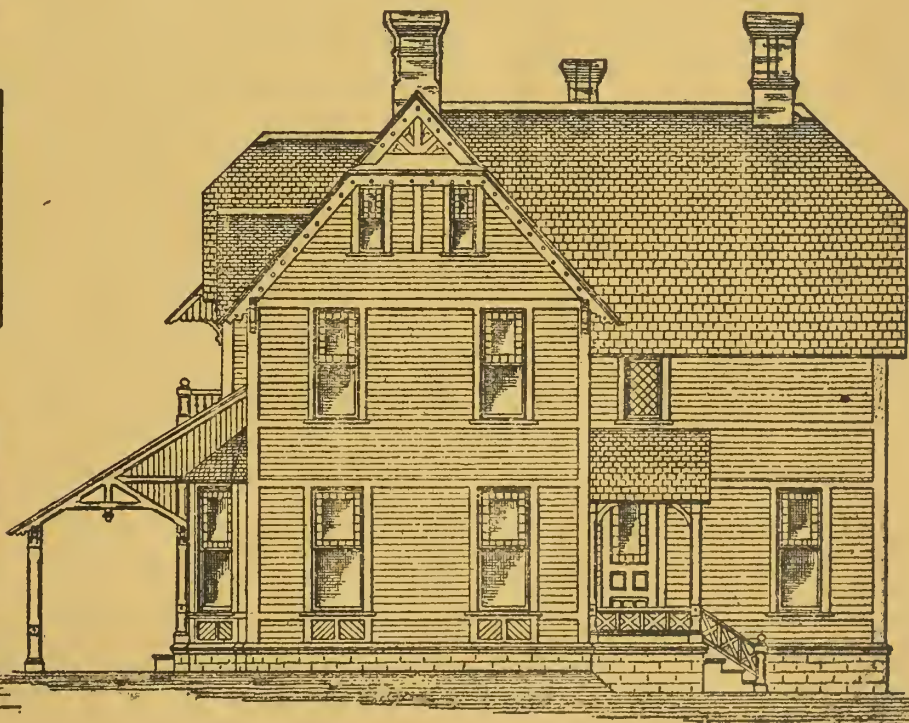
The building is of wood, frame, sheathed, and lower or first story clapboarded and shingled above, roof slated. The ventilator is connected with stable below by means of wooden vent pipes, and thoroughly ventilates the whole building. Harness room has an open fire-place, the chimney running up through man's room on second floor. The hay-racks, mangers and stable fixtures are of iron. Water is supplied on first floor, and the manure is dropped through the trap, as indicated on plan, into a pit built for that purpose, and which is accessible from exterior. The carriage house is ceiled on sides with Georgia pine;



the timbers overhead dressed and chamfered. The harness room is fitted up with necessary hooks, pins, etc., for hanging and storing harness. The whole built in a first-class manner at a cost of \$850, and makes a neat building for the purpose, and one which is in harmony with its surroundings.



~~SECOND FLOOR~~

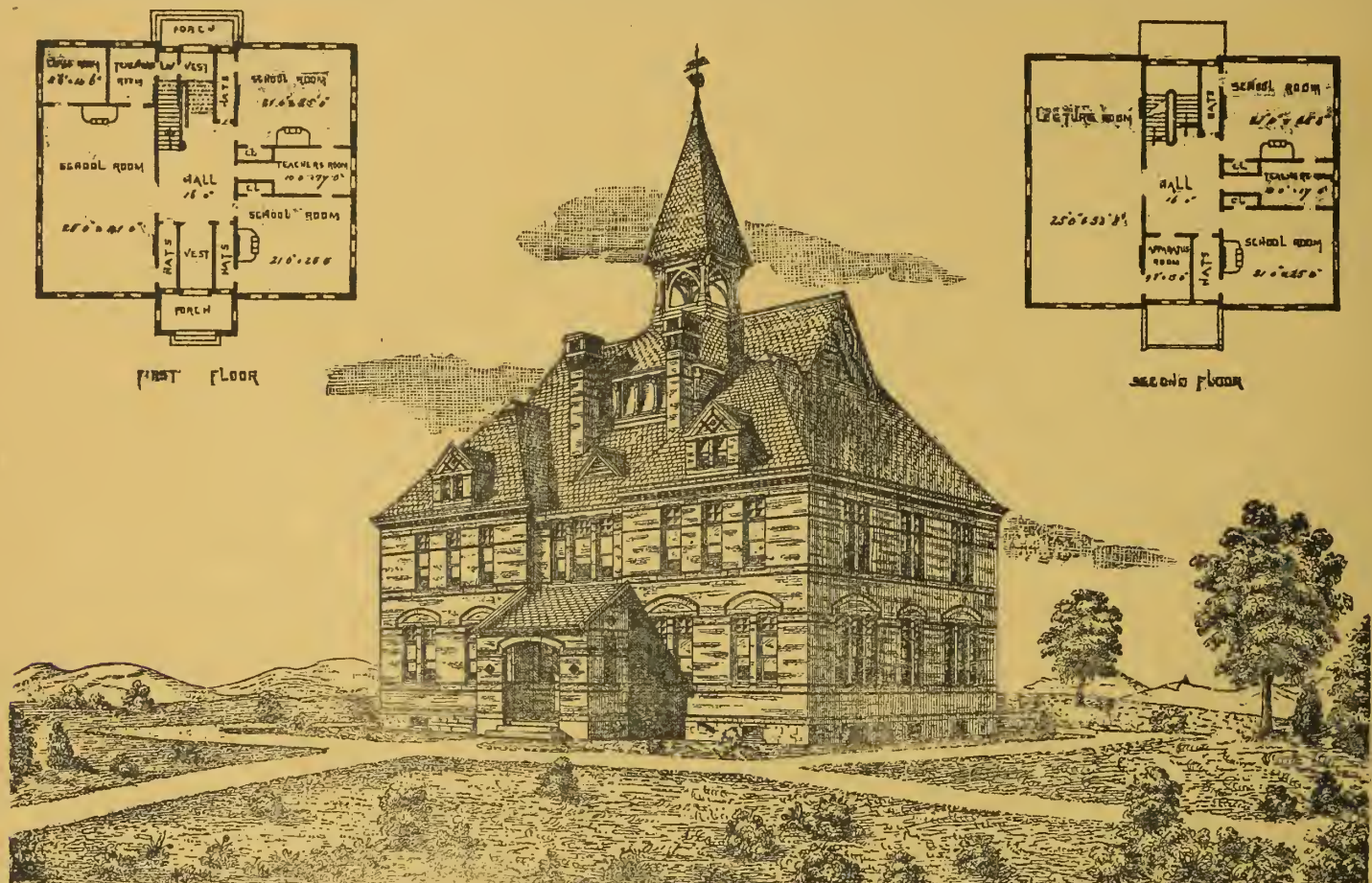


SIDE ELEVATION

scale  of feet

PLATE 34.

DESIGN 44—Gives plans and elevations of a neat every-day house, which, with its large projecting roof, and spacious verandas, makes a perfect gem of a house, and one that is well adapted for erection in suburbs village or country. As will be seen by the plans, the rooms are conveniently arranged—there is no waste room—and the necessary conveniences are provided to make it a comfortable home. Cost, \$3,000.



DESIGN FOR PUBLIC SCHOOL BUILDING.

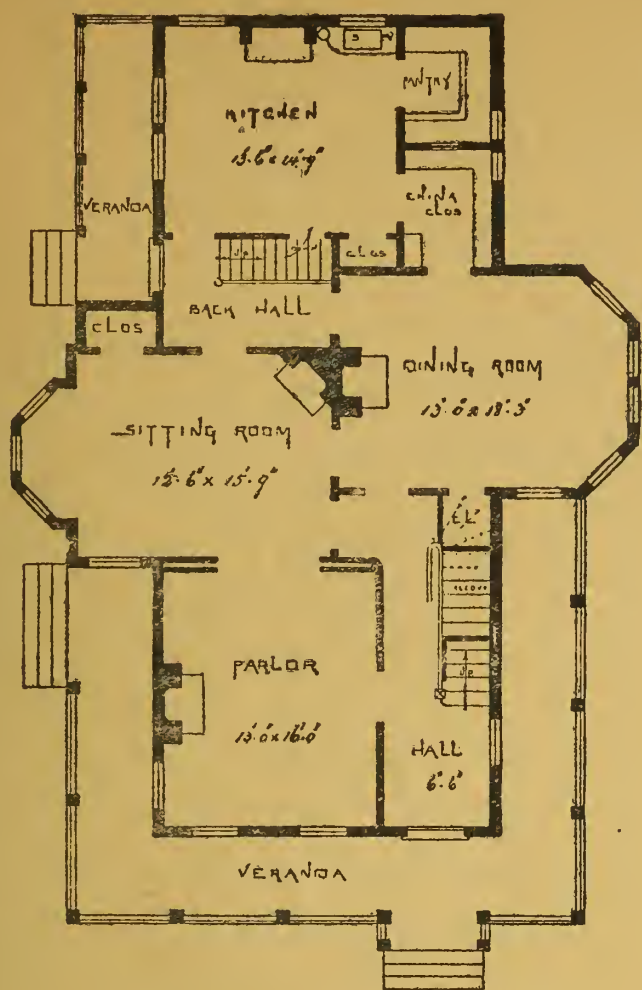
The above shows a design for a good, solid, plain public school building, designed for the town of Milan, Mo. That it is somewhat out of the ordinary run of the every-day French roof architecture we are fully aware; and in drawing the plans for this building we have had quite a difficult problem to solve. The general dimensions are 55 by 70 feet; first and second stories having each 14-foot ceilings, while the assembly room on third floor has a ceiling 16 feet 6 inches in height. The materials are hard-burned brick, relieved with bands of black brick; window-sills, lintels, water-table and underpinning of stone; the roofs all being slated, floors all lined and deadened, walls built hollow with two inches air space.

The design is very simple, and thoroughly constructive in all its parts; the cornices consisting of brick brackets, and surmounted with a wooden gutter, lined with metal. The school-rooms are arranged so they have an abundance of light, are well ventilated and easy of access, and though all are in close proximity to, yet are in a measure isolated from, each other; being divided by brick partition walls, the transmission of sound from one room to another is effectually prevented.

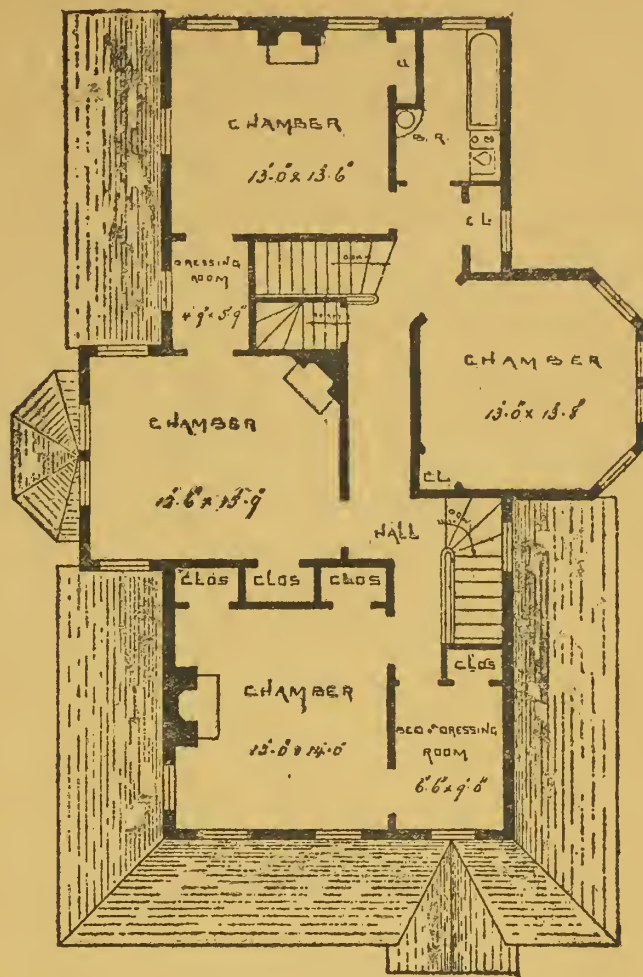
The entrances are placed in front and rear, and consist of spacious stone steps, with brick porch on front and slated hood on rear; the vestibules opening into a hall 16 feet wide, which contains a wide and easy stair-case, leading up to floors above. This hall is convenient to all rooms, and the advantages it possesses, running as it does through the building, are at once obvious, as the unequalled ventilating facilities it affords renders it one of the best features of

the plan. The basement is reached by stairs under the main stairs, and is used for heating and play-room purposes, which is well lighted, ventilated, etc.

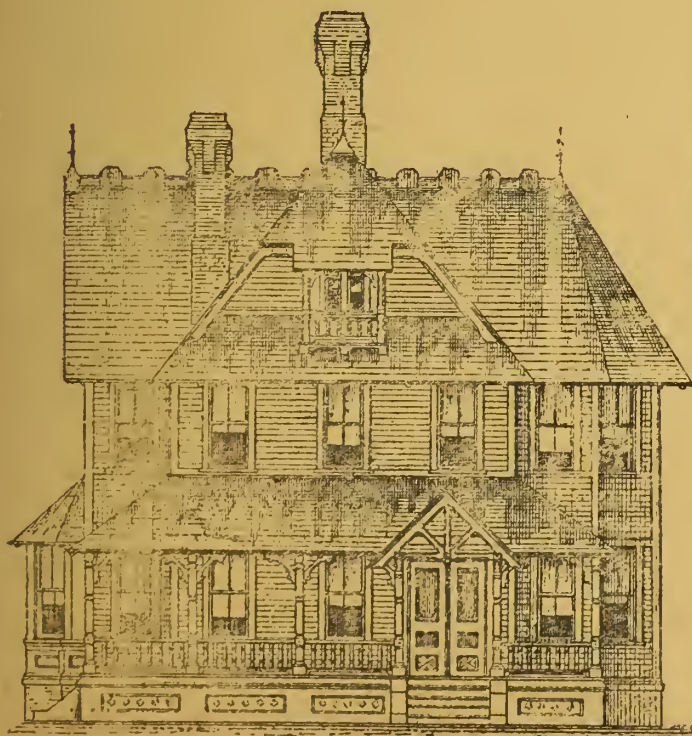
The vestibules on front and rear are easy of access, passing through which we reach the main hall, from which the three school rooms open, also the hat and cloak rooms for each. The sides of the school rooms are wainscoted to the height of window sills, above which are placed black-boards. A teacher's room is placed between the two smaller school rooms, and a class room is provided in connection with the larger room, also a teacher's room, which is reached from the rear vestibule. Ventilating flues are carried up in the four chimneys, and as these run up above the roof, superior draughts are obtained. Ascending to the second floor by the spacious and easy stairs, we have a large lecture room, two school rooms, hat and cloak rooms, a teacher's room and apparatus room, all connected with the hall. On third floor is a room 27x42 feet, with a ceiling 16 feet 6 inches high, well lighted and ventilated, which at times would be found indispensable for exhibition purposes, as it is admirably situated, and easy of access from all parts of the building; and the four walls of this room being required for a support to roof, it will be seen no extra expense is added in getting this room, while the space around it serves as storage and for ventilating purposes. The bell tower speaks for itself, and is not only useful, but gives a greater prominence to the building. This is a common sense school building, and one that gives all that it is possible to do for the amount of money expended, as the whole of the detail is simple, everything being honest, practical and substantial. Cost \$8,000.



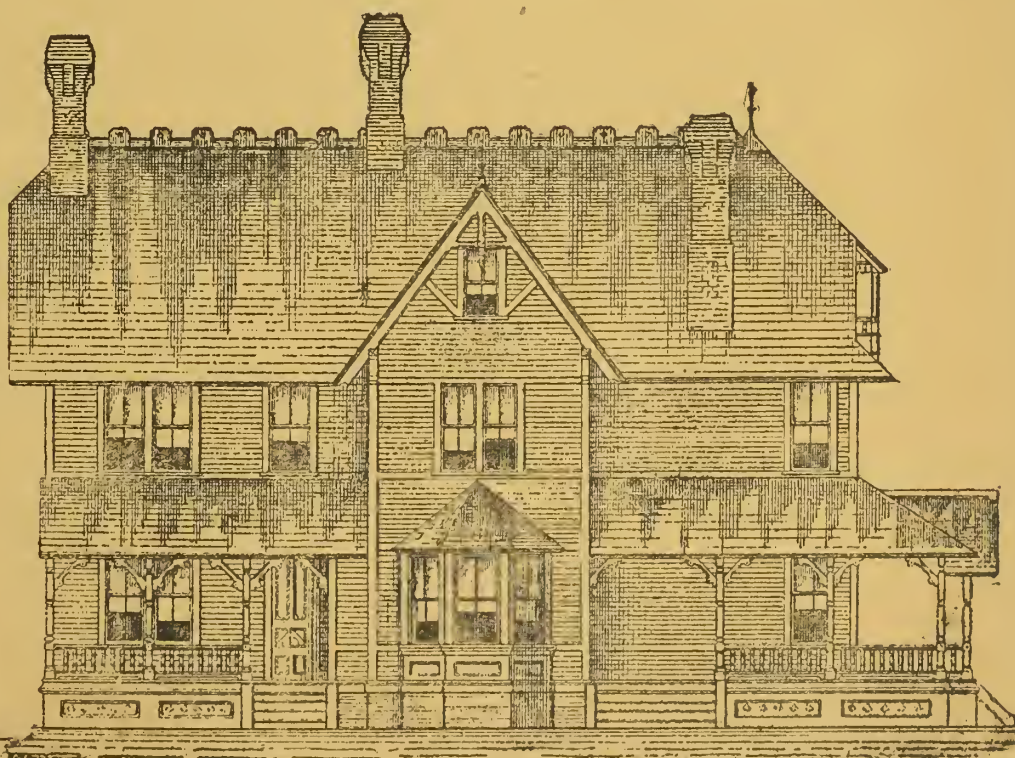
FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION

PLATE 35.

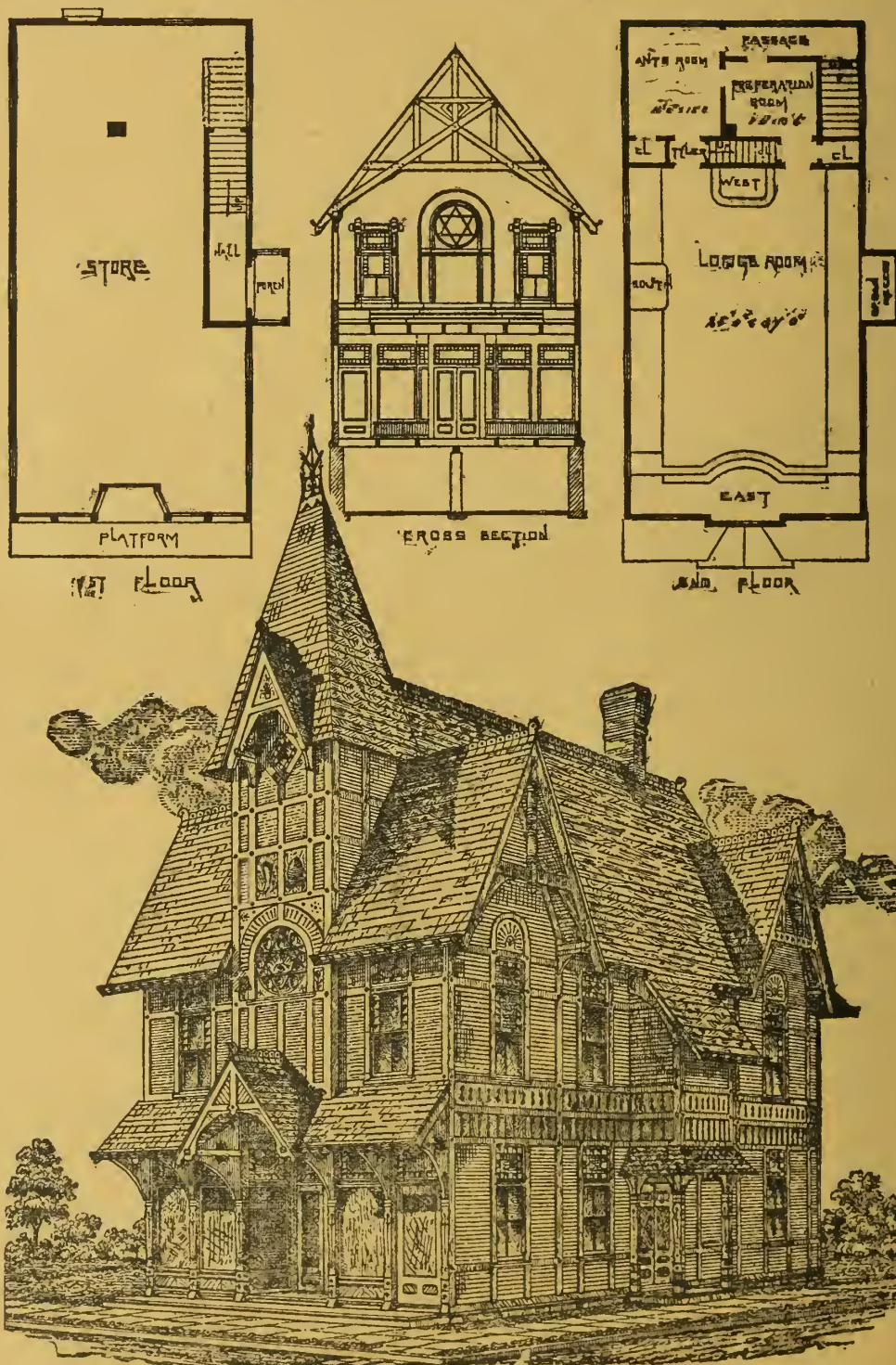
DESIGN 45—Illustrates a very attractive summer residence. The design was prepared for a particular site, and gives considerable variety in outline and also an impression of solidity and breadth which should be prominent characteristics in a house of this kind. The roof presents an overshadowing, sheltering effect, which is very desirable in a summer house. Cost, \$3,325.

MASONIC ASSOCIATION BUILDING.

This design was prepared for erection at Milford, Conn., for the Masonic Lodge at that town, and is a well arranged building for the purposes for which it is intended. The ground floor makes a very large and commodious store, being well lighted, ventilated, etc. The front platform and show windows are covered with a slated hood, serving as a protection to the goods displayed from the weather, as well as sheltering the entrances and show windows to the store from the heat and storm. The side front door is arranged so as to divide the store in two if required, as it was considered an excellent place in which to arrange the post-office on the right hand side of center entrance. There is a cellar under the whole building, with a stairway from store placed under main stairs, and also an outside entrance on the rear, which, as the building stands upon a corner lot, is very convenient and easy of access.

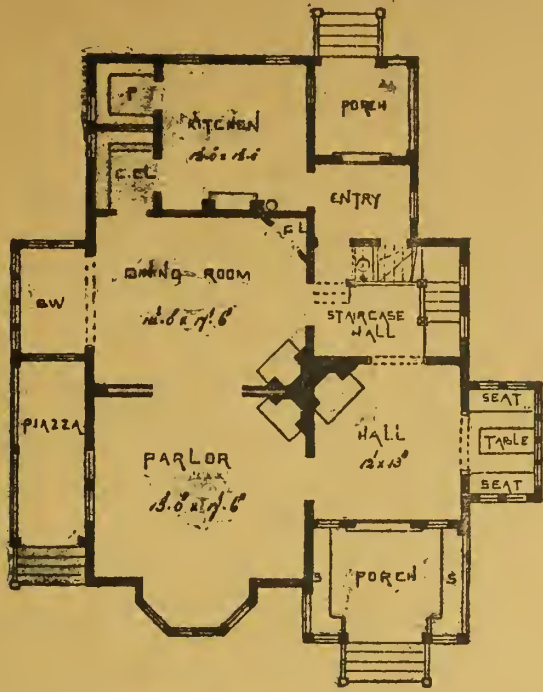
The entrance to lodge rooms is placed on the side front, and is thus isolated from the store. The entrance is protected by a cosy porch, over which the second story is extended, making the necessary recess for organ in lodge room. The lodge room, with its ante-rooms, closets, etc., will at once be seen, by those who are initiated in the mysteries of Masonry, to be all that is desirable, and arranged to suit the requirements of a regularly constituted lodge of A. F. and A. M. The east end of the lodge room is very neat and effective, the recess behind the W. M. having a circle head, with the round stained glass window placed in the upper part, in which is worked the all-seeing eye, and other appropriate emblems. The other windows have transom lights, filled with stained glass, in which is worked such designs as are emblematical of Masonry. The wood-work is all in pine, finished with Crockett's Preservative, chamfers and cut-work black. The lodge room ceiling is 16 feet high, the two sides being cut off with the slope of the roof, which forms an excellent surface for the brethren artistically inclined to show what they know about fresco work suited to such a place. The stairs leading from tiler's lobby extend up to a large room over the ante-room and preparation room, whose ceilings are 10 feet 6 inches high, arranged for storage purposes, and which will be found useful to accommodate the paraphernalia required in working the degrees of a chapter. Some of your Masonic friends may say there is something wanting, which always goes with a lodge room for a chapter. To which we would say: be not alarmed; all this has been thought about and provided for; and we would say to those requiring such plans that there is here room for everything required in working every degree known to Masonry in a manner suited to the requirements of a lodge of this kind—and we speak understandingly and from experience.

The construction throughout is of wood, built in the most thorough manner; hard pine floor in store; lodge room floors double and thoroughly deadened; frame sheathed and covered with heavy felt paper, and the roof is of black slate, with ridges of terra cotta; tower

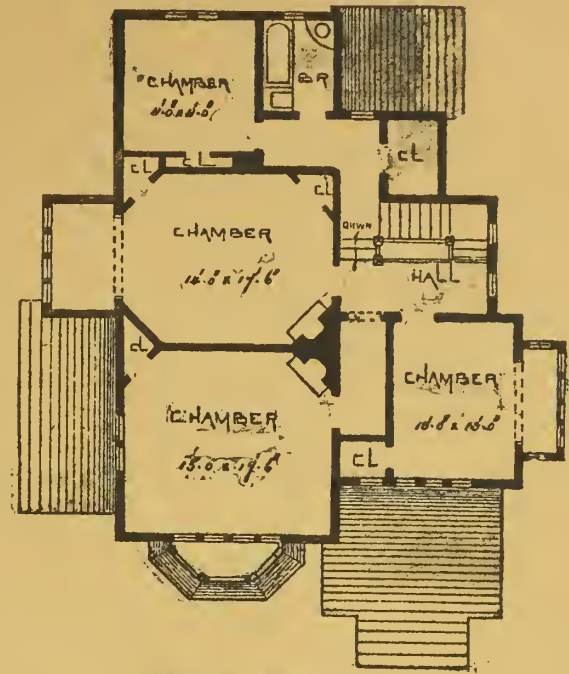


finial of iron. The cost of this building complete is \$3,000; and we think that no country town having a lodge of Masons can afford to be without such a building as this, as by owning such a building, they are fulfilling one of the tenets of Masonry, besides being a monument of the taste, spirit and liberality of its founders.

SCALE 0' 1' 2' 3' 4' 5' 10' 15' 20' 25' 30' 35' 40' 45' 50' 55' 60' 65' 70' 75' 80' 85' 90' 95' 100' OFF SET



FIRST FLOOR



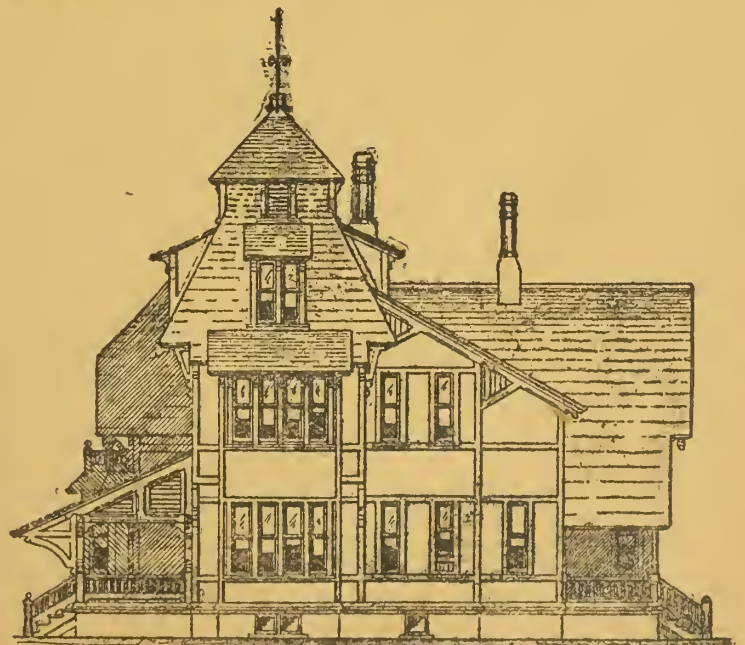
SECOND FLOOR



PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION

PLATE 36.

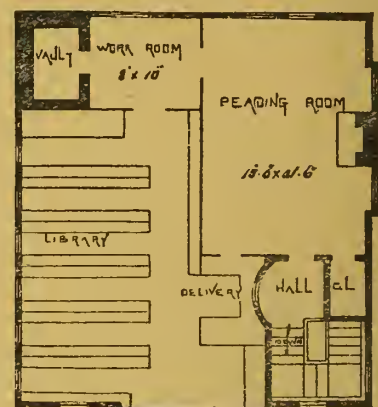
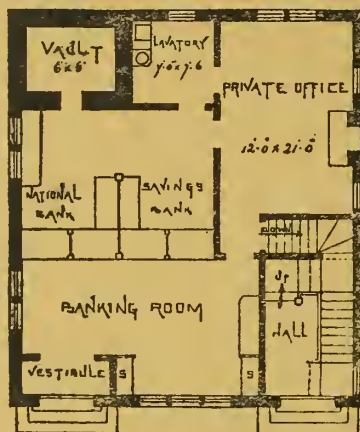
DESIGN 46—Shows plans, elevations and perspective view of a two-family house, with the desired conveniences to make a house of this kind what it should be. The rooms are compact and well arranged, and a large amount of room is given, and is calculated to be a good investment. Cost, \$3,750.

DESIGN FOR A COUNTRY BANK AND LIBRARY.

This design shows a good study for a bank and library, suited to the requirements of a small country town. The first or ground floor contains the Banking-room, which is large and spacious, and adapted to the wants and requirements of both national and savings bank. The business room is reached by a separate entrance through a tiled vestibule. The vault is very large, and should be built upon a solid granite foundation, interior lined with a steel case one inch thick, next to which should be granite stones one foot thick, doweled together with steel dowels, then outside of this one foot thick with best hard brick, laid in Portland cement; the doors to be double, with heavy iron vestibules, grouted in with Portland cement, the top covered with railroad iron, on which place a floor of granite thoroughly grouted, etc. A guard room could be here placed between the bank-vault and the library-vault. This room could be reached from lavatory and by having an opening over vault door, the guard could control the entrance.

The private office would be found very useful for directors' meetings and private business generally. The cellar contains the necessary room for heating apparatus, fuel, etc., and is reached by a stairway from directors' room, having no outside entrance. The side-wall desk, in business-room, is an indispensable feature in all banks and the settees placed each side of front windows would be found very convenient during business hours. The bank counters, fittings and finish on this floor to be of ash, filled. Floors of hard-wood with a neat border.

The second floor contains library, reading-room, etc., and is reached by a separate entrance and an easy staircase. The delivery-desk being placed in the position shown, renders it easy for those requiring books, etc., to get them without entering reading-room, and the librarian can thus see all who come and go as well as see into the reading-room. The work-room is required for unpacking, covering and labeling books, etc., while the vault makes an excellent fire-proof room in which to store valuable papers, or to be used for town records, etc. The reading-room is a pleasant room, and with its open fire-place, in which a wood fire can be burnt, would be a pleasant place to while away an evening in reading. The book-room is neatly arranged so as to store about seven thousand volumes, the alcoves containing the books being well-lighted. This floor throughout to be finished in pine in the natural color, with cut and incised work picked out in color. The stairs of hard-wood. The floor of hard-wood. The first story is brick and stone construction, the upper story being shingled; roof covered with black slate. Such a building as this is an ornament to any town, and certainly is a paying investment as it is by no means expensive, the whole of the work to be done in a substantial manner at a cost of \$6,000.





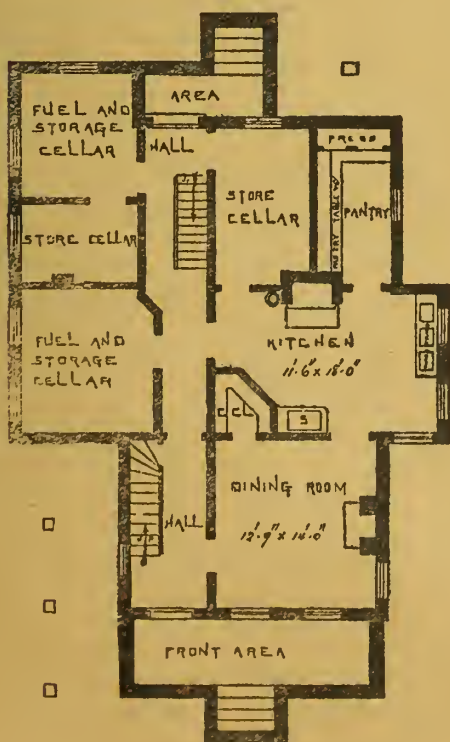
FRONT ELEVATION



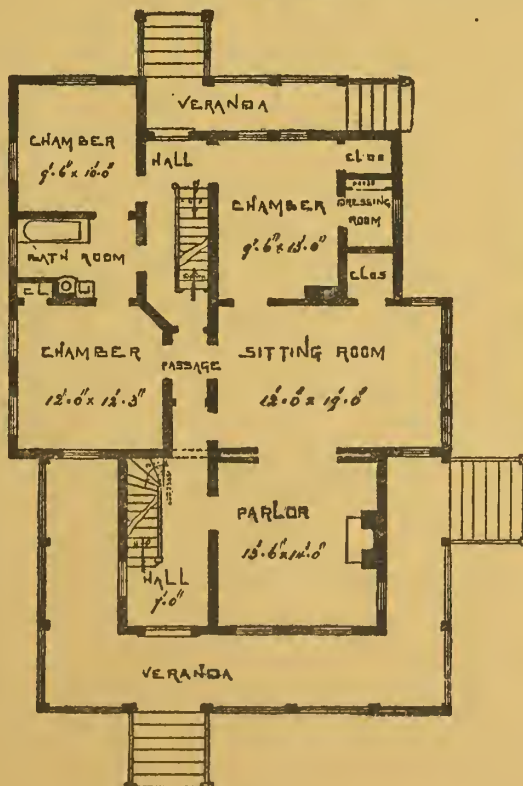
SIDE ELEVATION



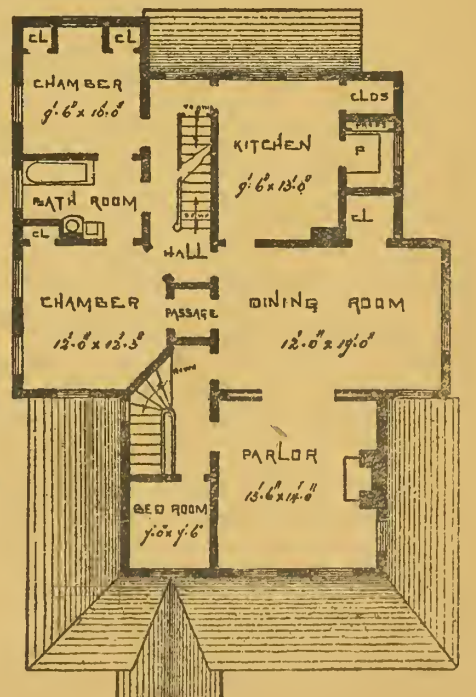
PERSPECTIVE VIEW



BASEMENT PLAN



FIRST FLOOR



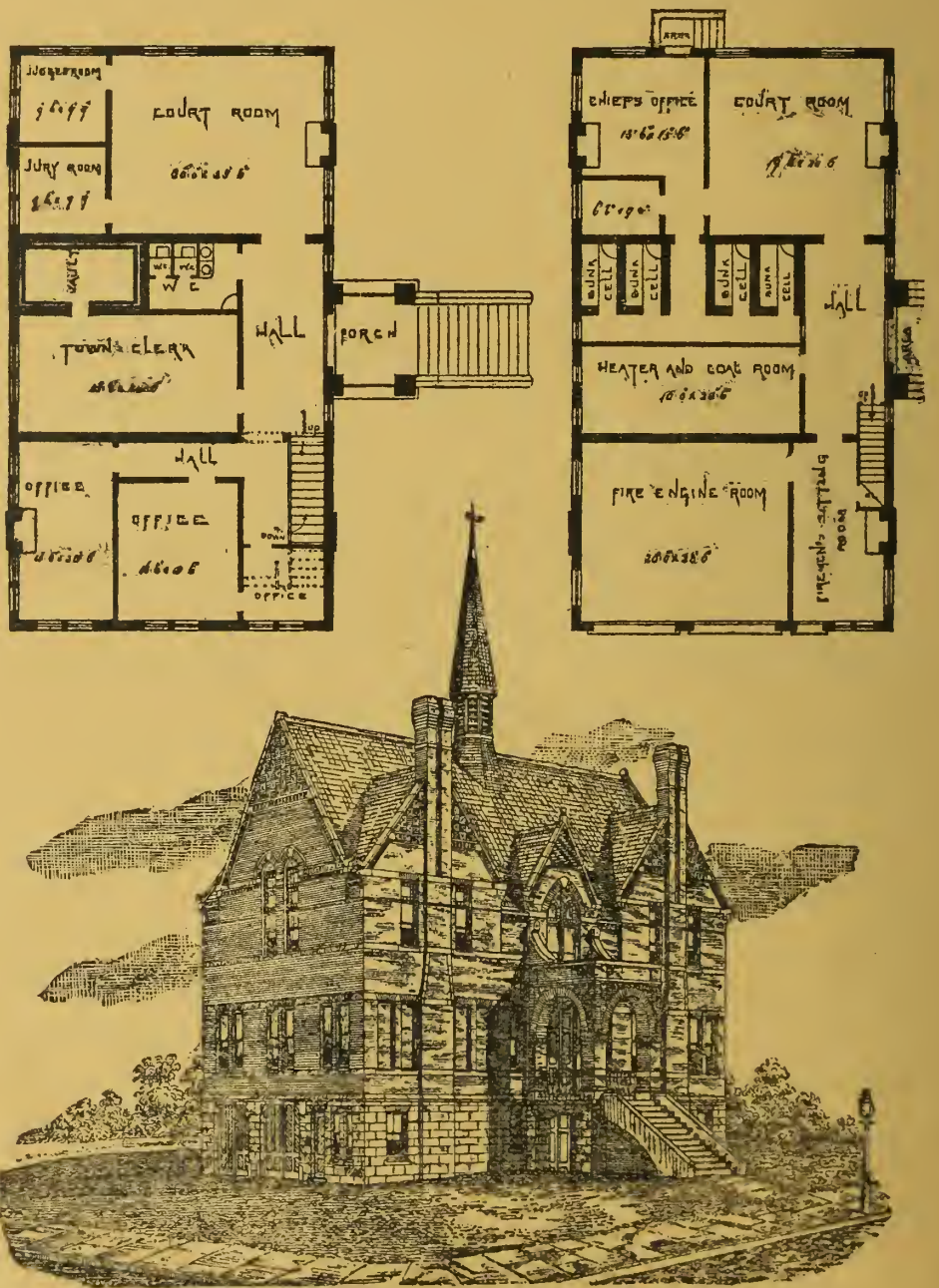
SECOND FLOOR

PLATE 37.

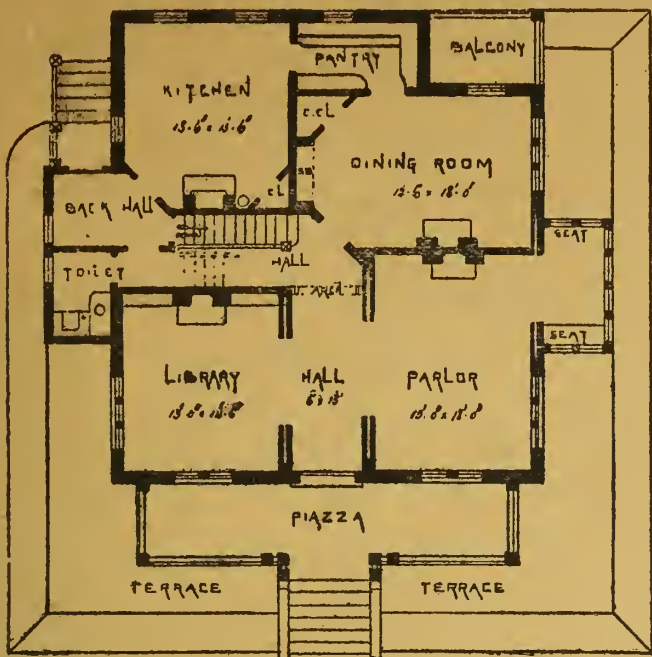
DESIGN 47—Illustrates a handsome brick and timber cottage, the plan of which is very compact and convenient. The laundry is located under kitchen. The first story is faced with select North Haven brick of even color. The second story is of timber construction, and painted a warm red color trimmed with black. Cost, \$4,000.

TOWN HALL.

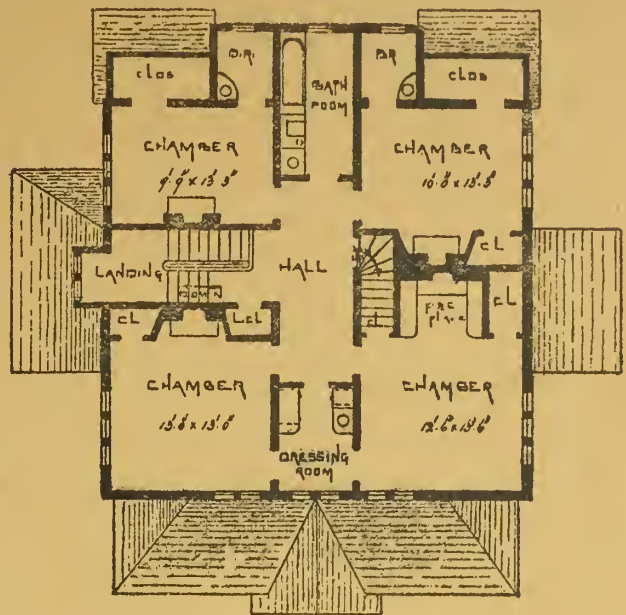
Here is a study for a small town hall, suited to the requirements of a country town of from four to five thousand inhabitants. It has often seemed to us, in our professional journeys through numerous country towns in different parts of the country, that there was a lack of interest on the part of the inhabitants in those things which so often tend toward the public good—morally, intellectually and otherwise. There should be in every town the public building, in which all should take equal delight and pride. This building should not be a wooden, tumble-down, flat or mansard-roofed dry goods box, neither need it be an attic in some building, the lower part of which is used as a store-room for kerosene or any other equally combustible material, but should be a real solid, substantial brick building, which should be built in a proper manner, the floors fire-proof—not built in that slip-slop fashion that old fogies always prefer, the wooden beams and floors forming beautiful flues for the devouring flames to creep through, thereby at all times rendering such buildings perfect man-traps. The roof should be a feature of the building, and not, as many suppose, be made to appear as small as possible, as if it was something to keep out of sight. In the design here illustrated it has not been the aim to produce anything but a good, plain, honest building, suited to the requirements of a country town. The basement is reached by front entrance directly under main entrance, and the floor of porch above forms a covered porch for basement entrance. The hall is large and spacious, and communicates with court-room, heater-room and firemen's sitting-room, also hall of first floor by a flight of easy stairs. The fire-engine room is large, and has two large doors suitable for running in engine and hose wagon, and connecting as it does with sitting-room, makes a convenient arrangement. The chief's office is connected with court-room and has an outside door. Four cells are provided, in which to stow away at times the refractory individuals who insist on being in hot water. The room connected with chief's office is arranged for the reception of lady and aristocratic prisoners, as delinquent bank presidents and cashiers, insurance officers, etc. The first floor contains court-room with judges' and jury-room, town clerk's office, with a large fire-proof vault in which to stow away the town records, two good offices which should hold lawyers enough to do what legal business is necessary to be done in a town of this size. The hall is spacious and communicates directly with offices and court-room, and has a broad and easy staircase ascending to the large, high hall above, the whole of which is in one room for assembly purposes. Such a hall as this is capable of being fitted up and answering for everything required in a country town, as a caucus meeting, or theatrical performance, for private parties and public balls, church fairs or even ministers' donation parties. This hall would be a source of revenue that would almost run the entire building, and would be a source of continual enjoyment to the citizens



of the town. The building is thoroughly ventilated throughout. The outer walls built of good, honest red brick in colored mortar, with stone basement, water-table, sills, steps, etc. The roof slated. The first and second floors of rolled wrought iron beams and corrugated iron arches, filled in with cement concrete, on which is bedded the sleepers the hard pine floors are laid on. The interior finish to be of hard-wood, in a plain and suitable manner. Cost, \$12,000.



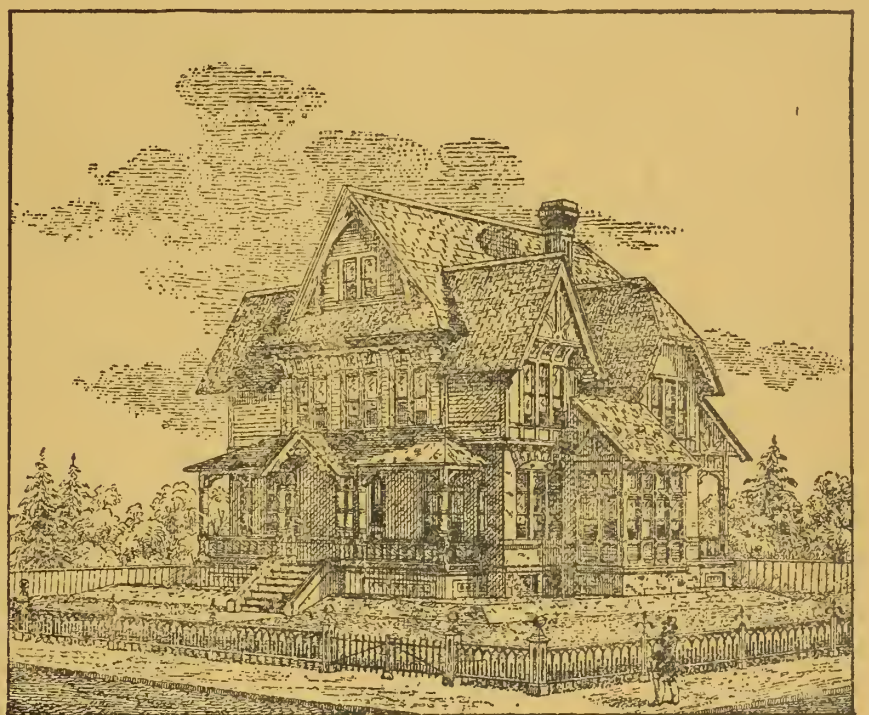
—FIRST FLOOR—



—SECOND FLOOR—



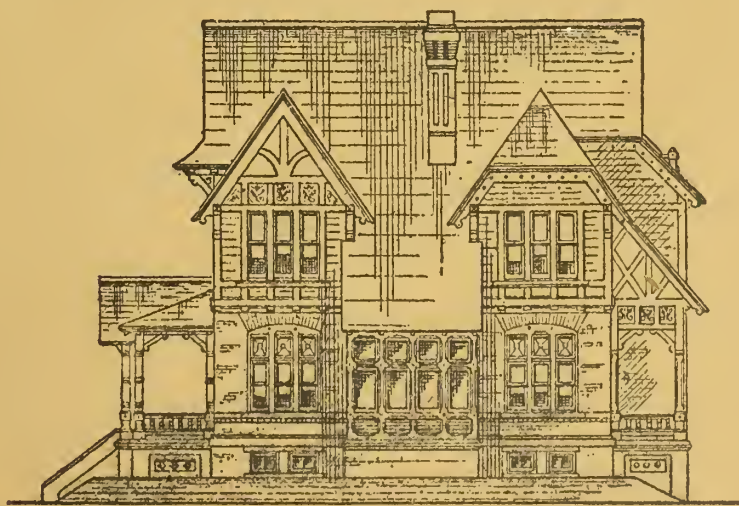
—REAR ELEVATION—



—PERSPECTIVE VIEW—



—FRONT ELEVATION—

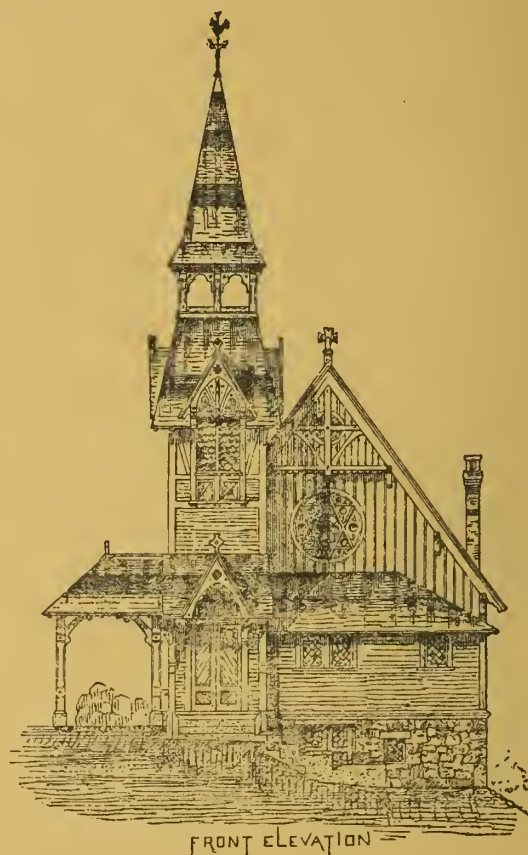
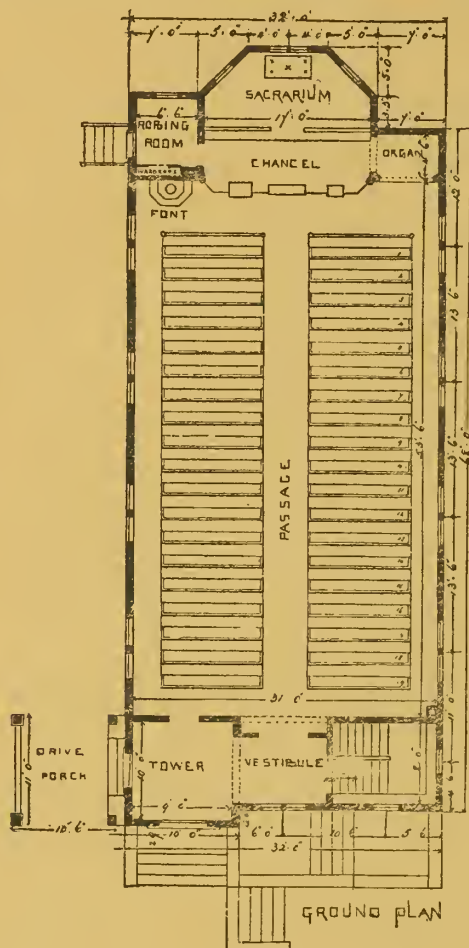
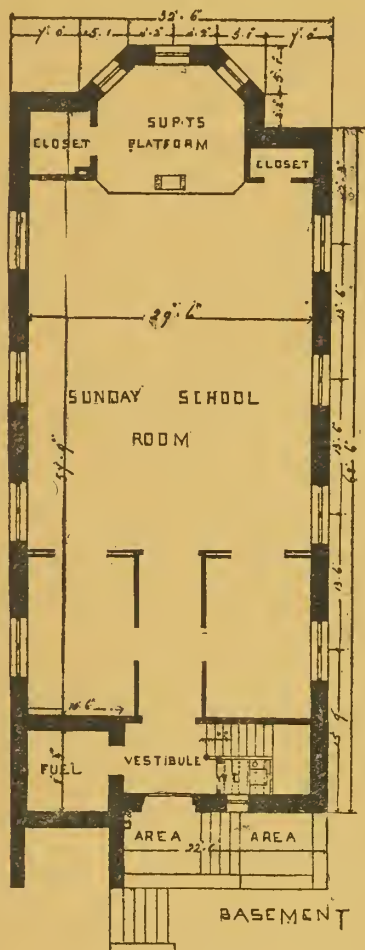


—SIDE ELEVATION—

SCALE OF FEET

PLATE 38.

DESIGN 48—Shows plans and elevations of a country house of nine rooms, to be finished in a very plain manner. Cost, \$2,600.



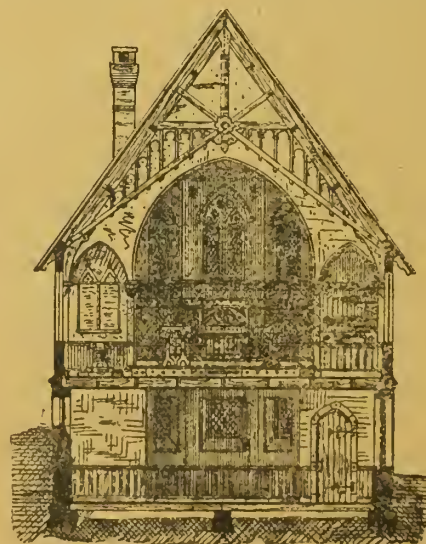
EPISCOPAL CHURCH.

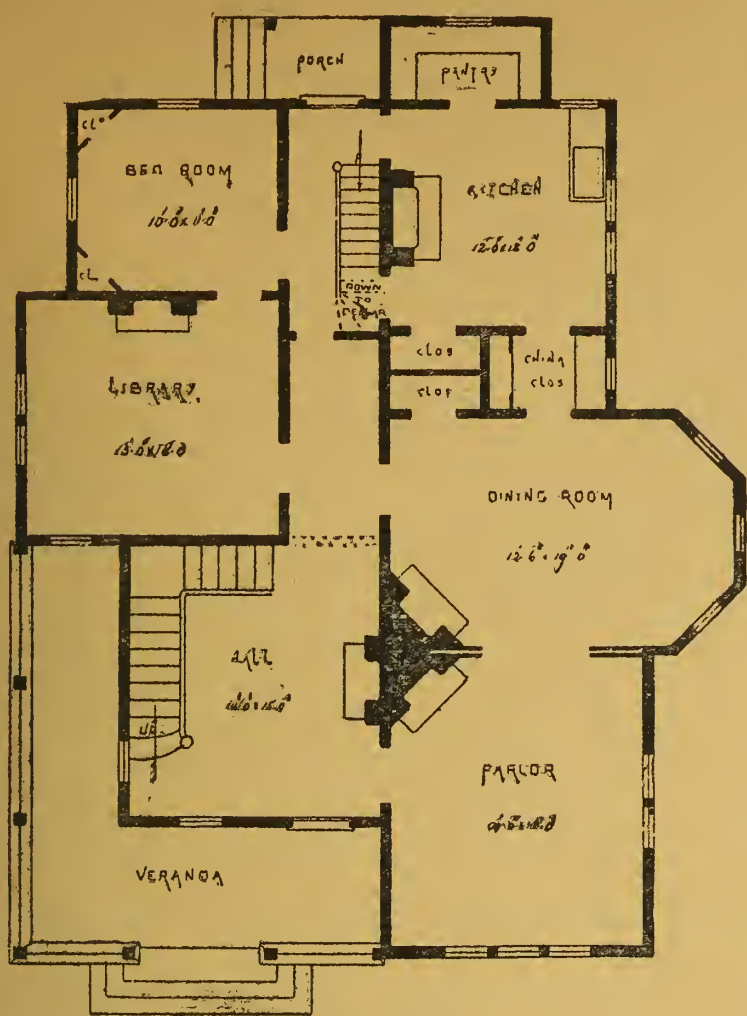
turesque surroundings, form a pleasing picture to the eye, and one which should be seen to be appreciated. The cross section gives an

This church is erected at Stafford Springs, Conn., and is built on one of the most peculiar sites imaginable, being on a triangular corner lot, situated on a side of a hill, which brings the whole of one side of basement out of ground and the opposite side, where drive porch is, on a level with the church floor. The basement is built of Monson granite laid in irregular courses, with cut sills, lintels, etc., the area copings and steps being of cut granite. The basement gives good Sunday-School rooms, with a ceiling of eleven feet, and is so arranged as to be thrown into one room by means of sliding doors. The stairs from basement to floor above are convenient and easy of ascent, and gives room underneath for a water-closet, and the room under tower is used for fuel. The windows in basement are filled with diamond glass with stained borders, set in leaded frame-work. The ground floor or auditorium is $31 \times 53\frac{1}{2}$ feet in size, and will seat 225 comfortably. The ceiling is finished with open timber and plastered panels; the windows are filled with rolled Scotch cathedral glass of handsome design, the chancel windows and rose window in front being very handsome. The fittings are all of pine—seats finished in natural wood and have black walnut rolls on backs. The chancel is of good size, having robing-room connected, which is reached from outside, and contains wardrobe, etc., the organ being placed on the opposite side.

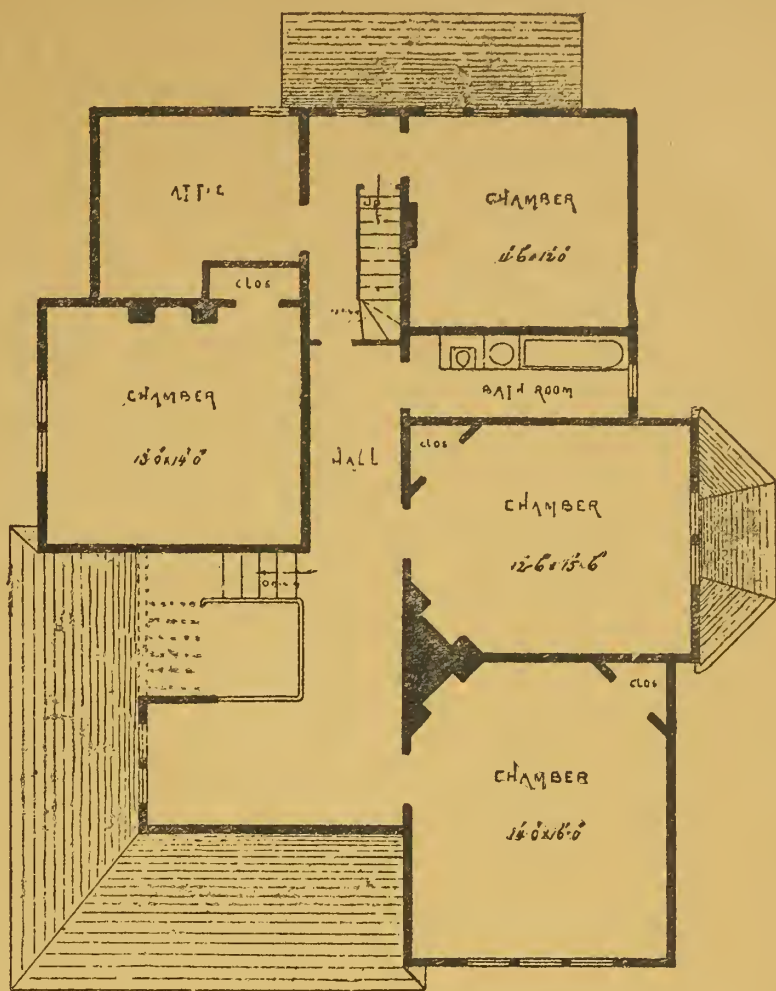
The construction throughout above basement is of wood—roof slated with black slate and cut bands—and the whole exterior of wood-work is painted, the body Venetian red, and trimmings Indian red, with the cut-work, battens, etc., black. These colors, with the pic-

idea of the interior at chancel. This Church cost \$4,500 complete, and is one of the neatest church buildings for the money that it is possible to get up.

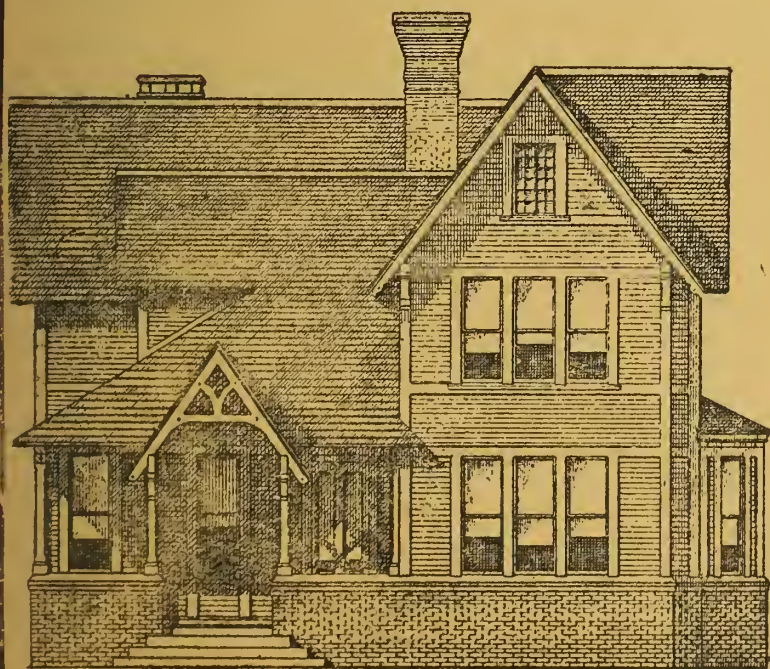




FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION

PLATE 39.

DESIGN 49—Illustrates a pair of brick houses, of large accommodation, with convenient and compact plan giving twelve rooms each with conveniences. The underpinning of Longmeadow brown stone, also water-table and window sills; the exterior walls faced with North Haven selected brick, of even color, laid in red mortar, and finished with a black joint; slopes of roof slated; exterior wood-work painted a warm red color and trimmed with black; interior finished in a neat manner and painted. Cost, \$3,100 each.



CATHOLIC CHURCH.

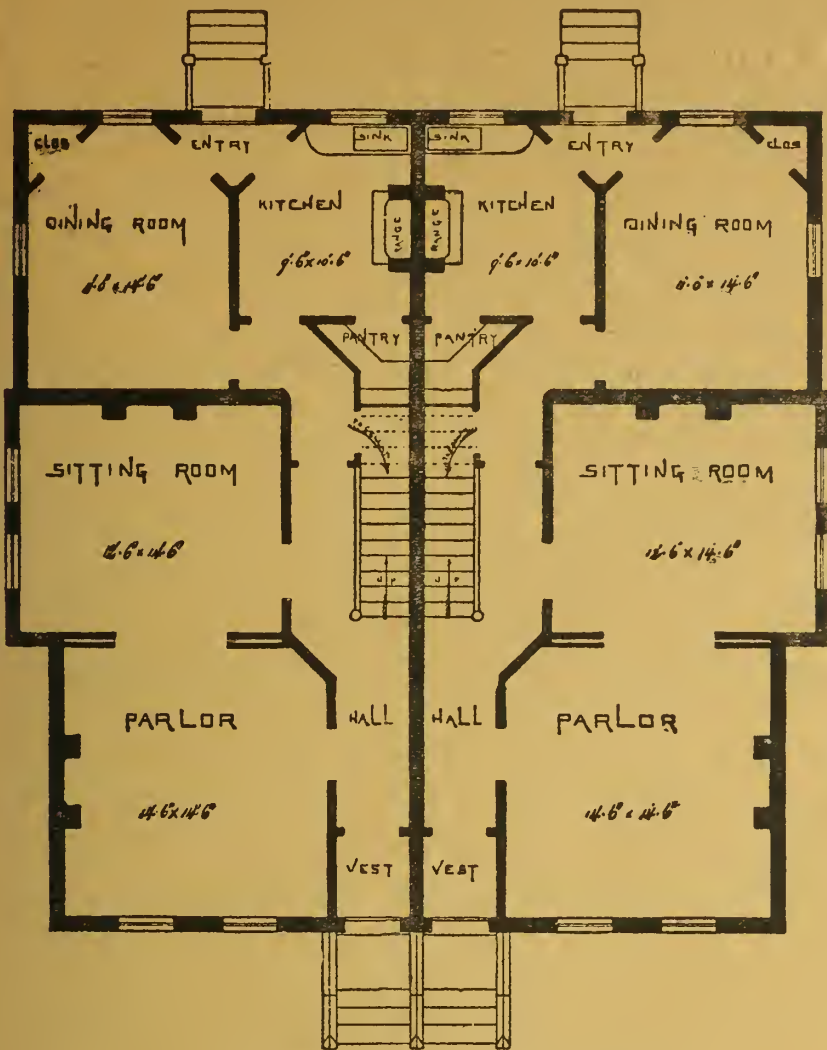
This design is suited to the requirements of a country parish, and is designed to accommodate 300.

In preparing this design it was necessary to produce a building which could be erected at small expense, and in a country town where only certain building materials were to be had at reasonable prices. The walls are of brick, laid up fourteen inches thick, with a two-inch air space; the stone trimmings to be of granite found in the neighborhood. The walls are kept low as possible, and are pierced with wide windows, filled with stained glass in leaded frames. The roof is open-timbered, giving plenty of height and ventilation. The gallery is placed over the front end, which is reached by means of stairs from vestibule, gives ample room for organ and choir, and is well lighted by rose window, while the tower is arranged to contain bell, or even a peal of bells if desired, which can be rung from gallery floor below.

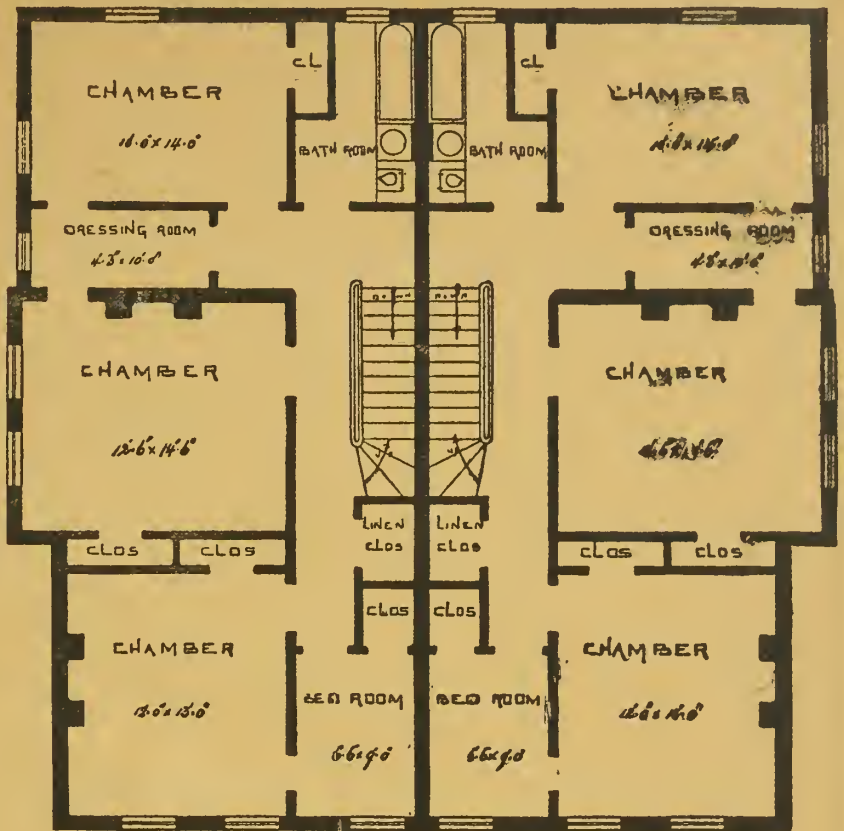
The side porches to auditorium, also to vestry room, make these entrances desirable, as they are protected from the weather. The lower part of these porches are of stone and brick construction, while the upper portion is of wood; the roofs are all slated with Bangor, Pa., slate; the brickwork laid up with red mortar, with belts, arches, etc., in black mortar, and the joints of stone-work finished in black. The interior fittings all of pine, filled and finished in natural wood, and cut-work picked out in color; walls wainscoted four feet high, on a level with window sills, and the ceiling panels tinted an ultramarine

blue, with stencilled stars in chrome yellow; the side walls a light drab, with a foliated stencil border over wainscot; the altar rail of ash; and the entire building finished in a good and first-class manner. Cost \$7,000.

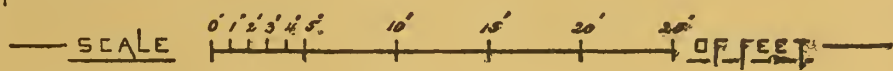
We are aware of the custom that is prevalent to those building Catholic churches to copy from what they have seen elsewhere, and this must be the reason for erecting so many country churches of poor design; and we would say that in preparing this design it was our aim to give something entirely different from the every-day Catholic church, yet such that would meet all the requirements of the Catholic service; and though the Catholic church to-day has the same requirements as it had five hundred years ago, it is no reason why the problem cannot be solved by the architect, and all the traditions of the great days of the church still be preserved without turning to his books and copying something to resemble its predecessors of years ago; but he must work with the materials at his command, combining them so as to form a harmonious whole, and suited to the requirements of the form of worship; and to do this, and obtain real progress, it is necessary to work out new ideas to suit each separate case, and the various materials employed should be treated without any show of deceit, but let wood be wood, brick, brick and plaster, plaster. Let the construction be visible and sound, and the decoration employed be guided by the simple desire of avoiding all shams, which will increase the beauty and effect of the edifice, and fill the souls worshipping therein with religious emotion.



— FIRST FLOOR PLAN —



— SECOND FLOOR PLAN —



— FRONT ELEVATION —

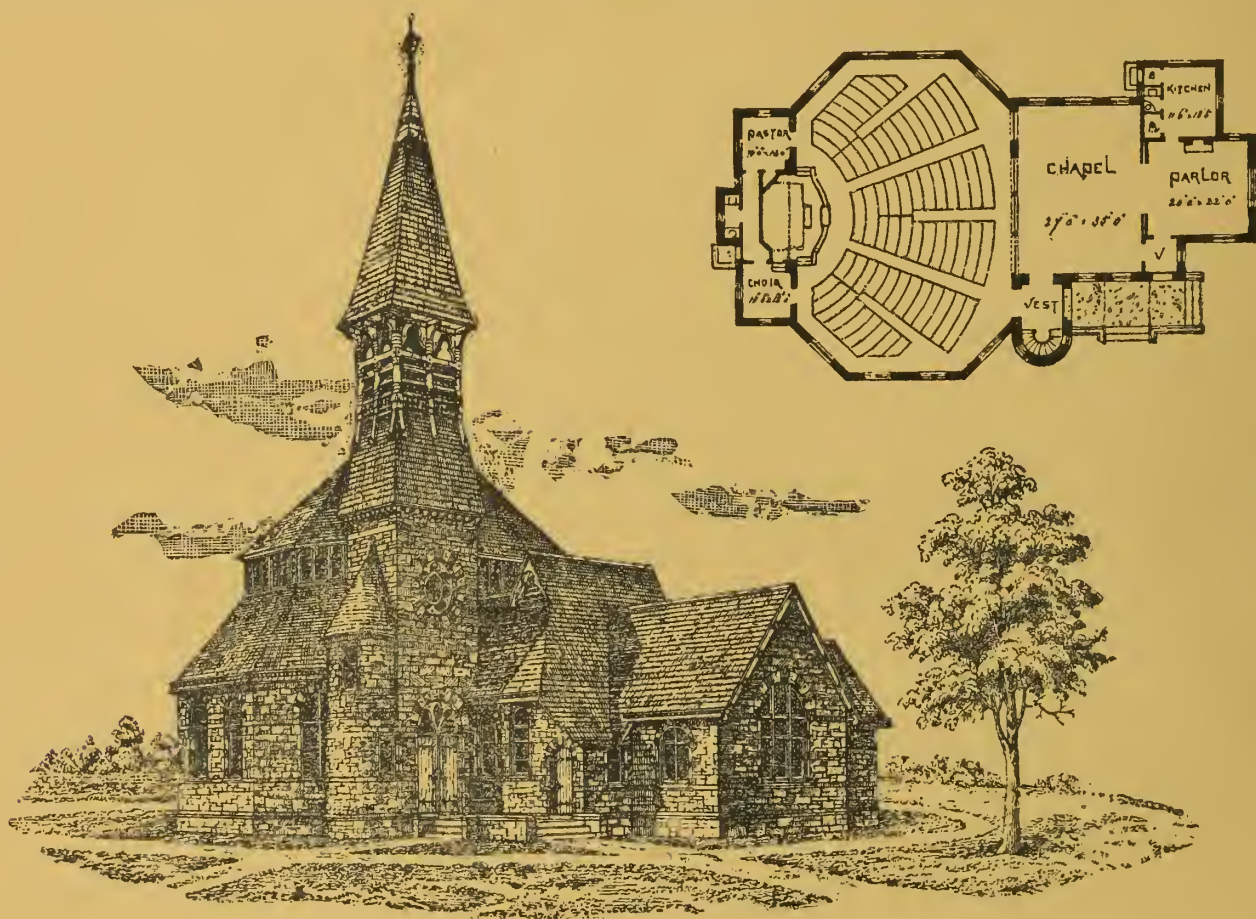


— SIDE ELEVATION —

PLATE 40.

DESIGN 50—Gives plans, elevations, and perspective view of a nine-room compact cottage, designed for a summer residence by the sea-side. Cost, \$3,500.

The plates in this work are all very plain and are intended to tell their own story, therefore but little explanation is necessary to make them so anyone can understand all their parts. In the matter of cost, localities will have much to do with it, and the business management is a very important part and will affect the cost more or less. The designs have all been carefully studied, with the view to get the greatest amount of room at as small an expense as possible, which is a very different matter from designing houses regardless of cost.

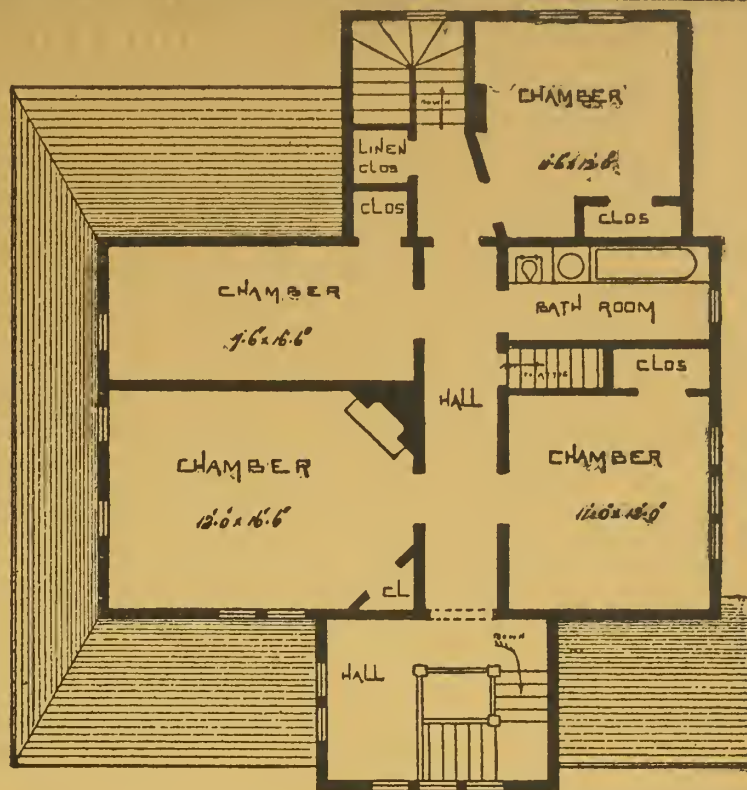


CONGREGATIONAL CHURCH.

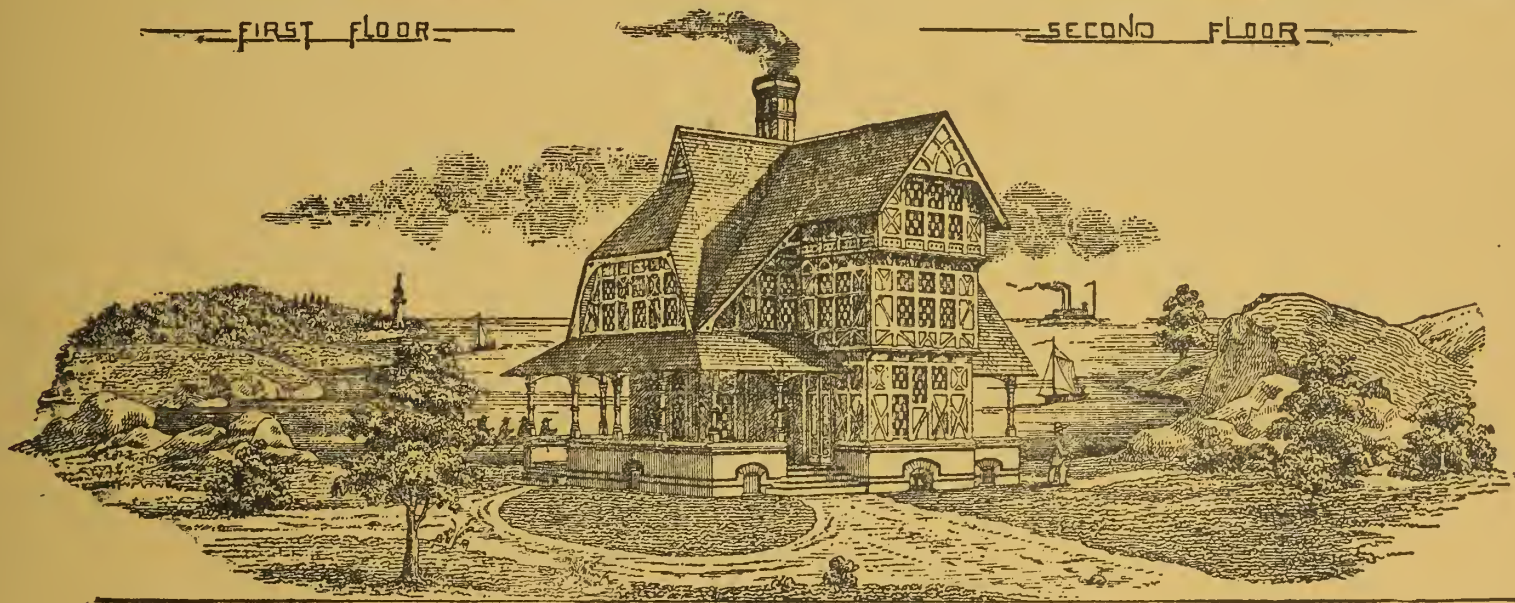
This design was prepared with a view of erection on a peculiar site in a prosperous and growing country town, site being somewhat long and narrow, one corner of which rounded off to a sharp point on the rear portion of the church, and the peculiar lay-out of the plan was deemed necessary to carry out the problem and to suit the site. The building is unique in design and finish, and successfully fills the demand of the modern ecclesiastical structure suited to the form of Congregational worship. The plan is very compact, and so arranged that by rolling Venetian blinds to close the openings, the auditorium, or church proper, and the chapel can be thrown together, and the chapel and parlor, being connected with sliding doors, can be thus opened into and used as one; and the kitchen in connection with parlor makes a desirable feature, and one which cannot fail to be appreciated by all Congregationalists. The auditorium proper is an octagon with two long sides, the organ being placed behind the pulpit, and all seats radiating from the pulpit give each and everyone an equal opportunity to see and hear; the doors on either side of the pulpit lead to choir and minister's room, both of which are connected

with a hallway having an outside entrance; here also is provided a toilet-room, containing closet and bowl. The main entrance is placed in the angle of auditorium and chapel, and connects with each, while the circular apse contains the stairway up to bell chamber above. Over this entrance the tower rises to a height of ninety feet, and is arranged so as to hold a peal of bells, if desired. At either flank of the octagon the walls are pierced with doors or windows, and the windows are filled with stained glass; and as the outside walls are kept low, the principal light comes from the clerestory windows, and with the open-timber roof and stained glass the interior effect is very striking, adding much to the apparent height of the interior. The interior finish of ash; the walls above wainscoting to have a dark tint, and above a lighter shade. The church body to be built out of a dark granite, found in the immediate neighborhood, laid in irregular courses, level beds and plumb joints; the belts, sills, etc., of light granite, with drafted margins; roofs covered with black slate. Cost about \$10,000, in favorable locality; accommodation, 500.

The octagon must become in time both common and popular; for when it is properly treated, it can be made to satisfy all the laws of good taste and the requirements of a Church, which will make those who worship there feel that they are really in the house of God.



SECOND FLOOR



-SIDE ELEVATION

SCALE

OF FEET

MODERN COTTAGE

With four rooms on each floor, also showing how it can be built with only three rooms on a floor and with or without tower. Cost six-room cottage, \$1,800 to \$2,100, and of eight rooms, \$2,650 to \$3,500.

SPECIFICATIONS

Of the works and materials required in the erection, construction and completion of the accompanying design, as shown by the different drawings and as herein specified.

Dimensions.—The drawings must be accurately followed according to their scale, and in all cases preference given to figures over scale. The building to be in size as shown and figured on drawings, divided, subdivided and built in exact accordance with plans and specifications, and the work executed in the best, most substantial and workmanlike manner and according to the true meaning and intent of these particulars and the drawings referred to, and which are intended to include everything requisite and necessary to the proper and entire finishing of the work, even though every item involved by the work is not particularly mentioned, and the work to be delivered up when finished in a perfect and undamaged state without exception, and at completion all rubbish, surplus and waste materials shall be removed from the premises, scrub the floors, wash the windows, and leave the building fit and ready for occupation.

MASON WORK.

Excavation.—Excavate in depth for all cellar and foundations, and for footings of all walls and chimneys, also for drains, cistern, and cess-pools; dig trenches for footings of walls 4 inches below finished level of cellar bottom, fill in and pack around walls when mortar is dry; grade the excavated earth around the premises as may be required and directed, lay aside the top soil at commencement and replace over the graded surface at completion.

Stone Work.—Build foundation walls of good flat building stone, of flat bed and firm build, laid in clean, sharp sand, lime and cement mortar, in equal parts lime and cement; lay both sides by and full to a line and point the inner face at completion. Lay down substantial foundations under chimney and piers in cellar; put down, clear of frost, foundations under piers supporting veranda, also under all exterior steps; area steps and coping to be of good blue stone properly walled in, etc.

Underpinning.—Build the underpinning walls 16 inches thick from grade level, with good quality quarry stone, laid (rock face) level beds and plumb joints on such portions as show, and neatly pointed and penciled at completion, parts under verandas to be good stone walls, same as cellar walls. Window sills to be of blue stone. Leave all openings in stone work as required for drains and other pipes.

Cistern.—To be built as shown, the walls of brick laid in cement and smoothly coated on the inside with cement, and the bottom paved with brick and coated same as sides.

Cess-pools.—Stone up one cess-pool for overflow from cistern as shown, one for wash-tray waste as shown, also main cess-pool placed 50 ft. from house and to be 5 ft. diameter, and 7 ft. deep in the clear, stoned up in good shape, drawn in on top, and to have manhole 18 inches under ground covered over with flagstone.

Drains.—To be laid as shown, and to be of best quality Akron sewer pipe salt-glazed and laid on a proper grade, joints made tight with cement, and to be trapped as shown.

Brick Work.—To be laid up with best quality hard-burned brick and clean, sharp sand and lime mortar.

Piers.—Build all piers as shown in cellar, and cap same with a flat stone size of piers, also build piers supporting verandas as shown.

Chimneys.—Build the chimneys as shown on plans. Carry up the flues of uniform size, well pargeted, and to have the required stove collars and ventilating covers inserted where required; turn arches to all fire-places and trimmer arches under hearths. Top out above the roof with selected brick, trimmed, etc., as shown by the drawings, laid up in red mortar and cap with a stone 5 inches to 8 inches thick. The chimney tops above roof to be laid up with 8 inch walls for exterior and 4 inch partitions between flues. Arrange ash-pit in cellar as shown and place a small iron door in bottom, and dumps in hearths of parlor and dining-room fire-places. Face the throat, breast and jambs of kitchen fire-place with good selected red brick in red mortar, and place a 5x10 inch cut-stone lintel or shelf over same. Face the other fire-places with good quality buff brick laid in mortar colored to match, and pave backs of fire-places with fire brick, the hearths to be of slate, in style, etc., as shown, and firmly bedded on mortar, and laid about 3-16 of an inch above finished floor adjoining.

Lathing.—Lath all walls and ceilings of first and second floors, also tower room, with sound, well-seasoned lath, joints broken every tenth course, securely nailed to studs.

Plastering.—All walls and ceilings that are lathed on 1st, 2d, and 3d floors to be plastered with one good coat of brown, well-haired mortar, and finish with one good coat of white sand or hard finish. All angles to be maintained sharp and regular in form, walls finished straight and plumb, and in all cases plastering to extend clear down to the floor.

Centers.—Furnish and put up three neat and appropriate center pieces of such pattern as selected by owner.

Arches.—The arch beams to be molded on angles with rule joint molding and to be finished at ends with suitable and appropriate corbels.

Cellar.—Level off and settle the cellar bottom and cover it flush and smooth throughout with cement concrete in 3 parts of clean, coarse gravel and one of cement, 2 inches deep and finished with a true and even surface.

Final.—Whitewash twice the walls in cellar and laundry, also all brickwork in same, and joist overhead. Do all necessary patching and mending of walls after other workmen, and leave the whole in a complete and perfect state of completion.

CARPENTER WORK.

Timber.—The whole of the timber used in and throughout the work to be the best of their several kinds, well seasoned and free from sap, shakes or other imperfections impairing its durability or strength; timber not exposed to be of spruce, pine or clean hemlock, and where exposed to view to be of good quality pine.

Framing.—The frame to be a balloon frame, properly halved and spiked together, the girts to be notched into and well spiked to studs. Do all the necessary framing around stairways and chimneys, all properly mortised and tenoned together, all to be done in a workmanlike and substantial manner.

Frame Timber.—Girders, 6x8 inches; sills, 4x6 inches; posts, 4x6 inches; girts, 1x4 inches; plates, 2x4 inches, double and well spiked together and on to studs; first and second floor joists 2x9 inches—16-inch centers; attic, 2x7 inches—16-inch centers; header and trimmer beams double; roof rafters, 2x6 inches—2 ft. centers; hip and valley rafters, 2x8 inches. Door and window studs, 3x4 inches; intermediate studding, 2x4 inches—16 in. centers; main partitions to be set as the frame is raised, and to foot on the girders below, having 3x4 inch plates on which to foot second story partitions and carry floor joists. All angles to be formed solid and all partitions to be bridged once in their height; veranda sills, 4x7 inches; floor joist, 2x7 inches—20 inch centers; rafters, 2x5 inches; plates, columns, balusters, etc., as shown by the design; also furnish any other timber as required by the design.

Bridging.—All floor timbers to be bridged every five feet with 1x2 inch cross bridging well nailed.

Furring.—Do all necessary furring as required for stairs, closets, arch beams, etc.

Sheathing.—Cover the entire frame on exterior with tongued and grooved boards not to exceed 8 inches in width, placed diagonally and well nailed with 10d. nails.

Lumber.—The lumber to be of white pine unless otherwise specified, well seasoned and dry; the clapboards to be perfectly clear, as also the sashes and panel work throughout.

Corner Boards.—Casings, bands, etc., to be one and a quarter inches thick, 6 inches face; bands rabbeted top and bottom for clapboarding, etc., water-table to be formed as shown, furred off from frame and to have rabbeted beveling cap to receive clapboards.

Clapboarding.—The sides of first story and rear wing, as shown, to be covered with 5 inch clapboards having one and a quarter inch lap and nailed with 8d. box nails; these, as also all other exterior finish, to be underlaid with brand rosin-sized waterproof sheathing felt, properly stretched, lapped and tacked on so as to make a tight job.

Shingle Work.—Side walls of second story, tower, etc., as shown, to be covered with shingles 6 inches wide and 6 inches to weather, laid in style as per drawing, and properly flashed at all corners and connections so as to insure a perfectly tight job.

Cornices.—The cornice to eaves to be formed with 2x5 inch dressed rafter feet and plancier of narrow matched boards face down on rafter feet. The raking eaves and cornices to be formed as shown, with 2 inch barge boards, soffits, etc., as per plans, and all other cornices, caps and exterior finish to be executed in accordance with the drawings for same.

Roofing.—The whole of the main and veranda roofs to be covered with best quality 18 inch pine shingle, laid on one and one-eighth by two inch strips and five and one-half inch to the weather, put on in best manner, properly laid, joints broken and each shingle nailed with two 4d. nails, the valleys to be properly lined with tin 20 inches wide; also do the necessary tin work behind tower as required to throw the water out to the front, as shown by plan. Balcony over front bay to be covered with tin in the ordinary manner.

Gutters.—To be lined with tin throughout, and to have galvanized iron conductor pipes from same to convey the water from gutters to cistern or drain, as shown by the drawings; these conductors to be secured with galvanized iron hold fasts and to have proper curves and bends as required.

Finial.—On tower, as shown, to be of wrought iron, vane to work on a pivot, to have galvanized iron cover for top of roof at base, and to be properly secured inside in the best manner possible, finial to be painted, gilded and finished up in a complete manner.

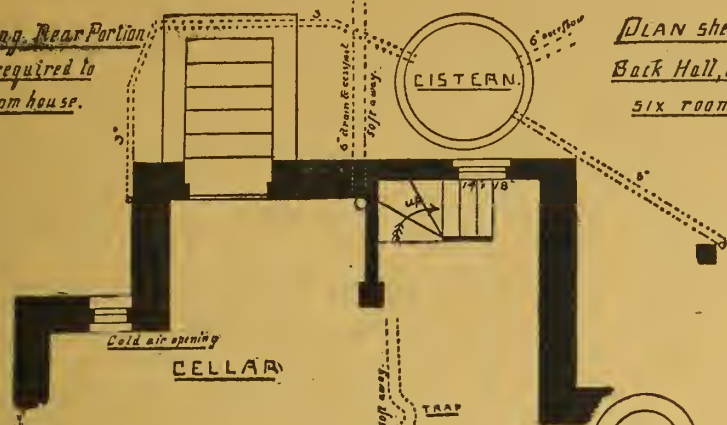
Windows.—Cellar frames to be of 2x6 inch plank rabbeted to receive sash; sash hinged to top and to have suitable fasteners to keep either open or shut—other frames to be made for double hung sash as shown; 1 inch pulley styles, 2 inch sills, and seven-eighth inch counter sills; sash to be one and one-half inch thick hung with sash cord; one and three-quarter inch enameled face pulleys and cast iron weights, secured with sash locks placed on the meeting rails; glazed with second quality 21 oz. sheet glass (except staircase and toilet room window, which are to be glazed with Scotch cathedral glass in different tints). Window from dining room to rear veranda to be a French window with sliding head. Bay windows to be finished, built, etc., in strict accordance with the drawings for same.

Blinds.—All the windows in parlor, sitting room and dining room of

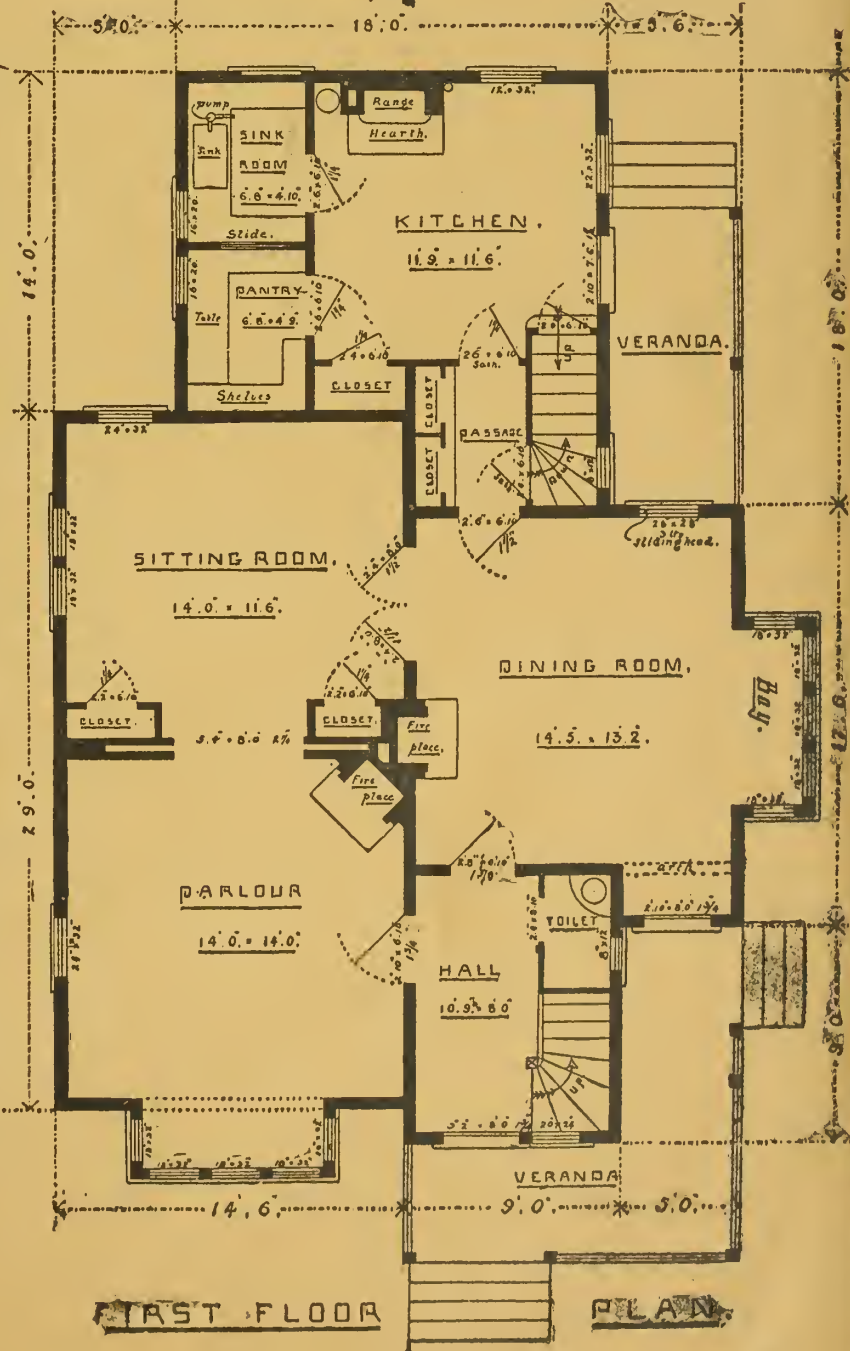
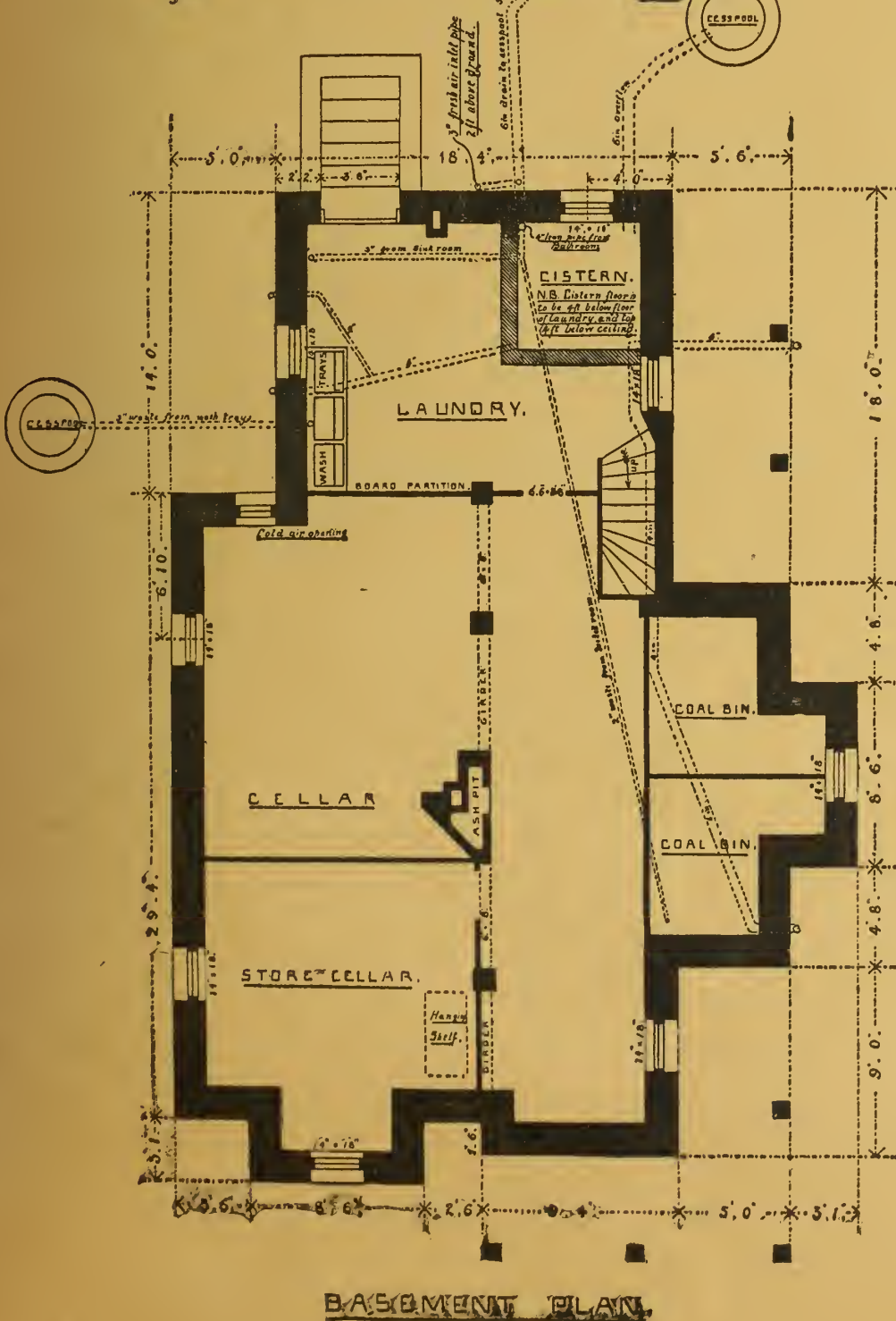
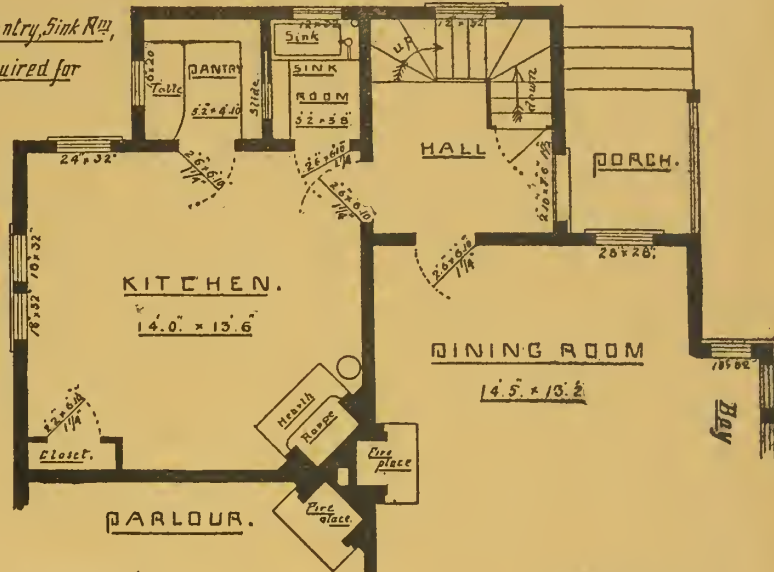
MODERN COTTAGE

With four rooms on each floor, also showing how it can be built with only three rooms on a floor and with or without tower. Cost of six-room cottage, complete, \$1,800 to \$2,100, and of the eight-room cottage, \$2,650 to \$3,500. The eight-room cottage has been built for \$2,350, and with rooms two feet larger each way.

PLAN showing Rear Portion of Cellar as required to change to six room house.



PLAN showing Kitchen, Pantry, Sink Room, Back Hall, and changes required for six room house.



BASMENT PLAN

FIRST FLOOR

PLAN

first floor, and the second floor, to have patent inside window blinds, maple slats with red trimmings, etc., and fit up complete ready for use.

Door Frames.—Outside door frames to have plank jambs rabbeted for doors; casings as before specified and hardwood door sills.

Verandas.—To be constructed as shown; floors laid with one and one-eighth by four inch pine plank, paint joints and well nailed to bearings; steps, one and one-quarter inches thick, risers seven-eighths inches with coves under nosings and enclosed below floor to grade level with panels, fascia, etc., as shown. Columns, plates, rails, balusters, etc., to be as shown, the ceiling to be formed by laying narrow matched and beaded boards face down on the dressed and chamfered rafters similar to main roof eave finish and the cornices, gutters, etc., formed as shown by the drawings.

Floors.—Lay the kitchen, pantry, sink room and passage or back hall floors with yellow pine flooring not to exceed 3 inches wide, and blind nailed. All other floors lay with seven-eighths by five and one-half inch matched flooring well nailed, and selecting the best for first and second floors, and using only sound flooring in attic; all spaces to be closed up completely around outer walls and partitions.

Casing.—The three main rooms and front hall of first floor to have doors and windows cased with seven-eighths by five inch casings, the windows to be cased to floor, having finish of narrow matched ceiling under sill and base board continued across same as on plastered walls, and the sill finished to match casings. Door jambs to be rabbeted to receive doors and beaded on the edges; the above work all to be finished up in a neat manner for natural wood finish, all inside work to be hand-smoothed and properly sandpapered with the grain of the wood. All other parts to be cased with four and one-half inch casings and finished with two and one-quarter inch back mold, the windows having rabbeted nosing stools and neat molded aprons.

Saddles.—All doors to have hardwood saddles one-half inch thick, and in width to be on a line with base boards both sides of partitions.

Base.—Base on first floor to be seven-eighths by eight inches, with one and three-quarter inch mold on top, and elsewhere eight inch plain beveled.

Wainscot.—Walls of kitchen to be wainscoted 3 feet high with one-half inch narrow beaded battens and cap with a neat rabbeted and molded cap.

Doors.—To be in size, etc., as marked on plans. Those on first floor main rooms and halls to be two panels wide and three high, with molded rails and chamfered styles and muntins. Front doors make as shown by drawings. All other doors to be good stock molded, doors of size and thickness as marked on plans; sliding doors to be hung overhead with patent adjustable hangers on hardwood tracks securely bolted to timber work, and to have the necessary guides as required, to have astragal joint up center, and flush bronze furniture.

Hinges.—Doors on first floor main to be hung with three and one-half by three and one-half inch black japanned loose pin butts, and elsewhere with three and one-half inch plain loose pin butts. All doors over 7 feet high to have three butts to each.

Locks.—Secure all doors with a three and one-half inch brass front mortise lock, except front door, which is to have a 5 inch lock with night-latch combined. (All locks to be of Company's make throughout.)

Knobs.—Front outside door to have bronze knob and escutcheons. First floor main rooms, etc., to have knobs of Eastlake pattern, elsewhere plain, and suitable escutcheons to all.

Bolts.—The double doors to have brass face flush bolts of suitable size; also put six patent door bolts on rear outside and dining room front door, and on such other doors as directed.

Stops.—Put rubber-tipped door stops in base boards where required.

Stairs.—Cellar stairs to be plank stairs (no risers), and slat rail down one side. Back and attic stairs to be box stairs, as shown, put up in good style and a rail placed up one side of each, and rail around the top of attic stairs at floor level, as required. Build main staircase as shown, one and one-eighth inch tread and strings, seven-eighths inch risers, molded nosings, and the whole put together and supported in the best manner; to have 7 inch turned newel at start, 4x4 inch posts with turned caps, two and one-quarter by three inch molded rail and one and three-quarter inch turned balusters. Rail, newels, posts and balusters to be of ash.

Bath Room.—To be fit up in good style, the water-closet seats and lid and bath tub top to be of hard wood, other fittings of pine. The walls over tub to be ceiled up 2 feet high with one-half inch beaded battens and neatly capped; fit up drawers as shown at head of bath tub, and enclose under washbowls and doors properly hung and secured. Put up one dozen hooks in bath and toilet rooms as directed.

Closets.—All closets to be properly fit up with shelves and wardrobe hooks, 8 inches apart, passed all around on neat molded strips. Linen closet to have shelves placed in same 11 inches apart up to ceiling; other closets fit up as directed.

Passage.—Fit up presses in passage way from dining room to kitchen as shown; to have hinged doors, six drawers under counter shelf and small closets, all fit up in complete order with pulls, catches, locks, etc., as required.

Sink Room.—To be fit up in good style, the counter-shelf at sink level to go on three sides as shown, and two sides to be enclosed under with narrow beaded lumber and to have doors properly hung and secured. Fit up shelves above the sink on one side up to ceiling and 16 inches apart, and put up one dozen hooks on neat strips as directed.

Pantry.—To have counter shelf and four shelves above; closet under counter shelf for barrel of flour, with lid to take out flour, and three drawers properly fitted, etc.

Bell.—Front door to have bell-pull, etc., to match other finish, and swing bell in kitchen properly connected with same.

Wash Tubs.—Construct wash tubs in laundry as shown, to be constructed out of 2 inch plank and to be 14 inches deep, having hinged plank lids on top, to be properly set up and finished complete.

Tank.—Construct a tank in attic as shown, 3 feet deep, made out of 2 inch plank, properly supported, braced, etc., and to have a hinged cover over same to keep out dust, etc. The floor under tank arranged as a tray, with drip and pipe running outside upon roof, properly tinned and arranged to carry away any leakage that might occur.

Cellar Partitions.—To be constructed with matched and dressed boards, secured to the requisite frame-work, and the doors to be good battened doors, properly hung and secured. Place outside slanting doors

over the outside cellar steps, and put up a double swing shelf as shown in store cellar, and 30 feet of other shelving, as directed.

Coal Bins.—To be built up in good manner, as shown, to be boarded up 5 feet high with matched boards, and to have the necessary slides, etc., as required for taking out coal.

Cold Air Inlet.—Frame to be put in as shown, to have wire netting over outside, and a sash hinged on inside, same as the other cellar windows.

Mantels.—Construct and set two ash mantel pieces in parlor and dining room, as shown by the design for same, the tile in frieze of mantels to be tables for parlor and rural scenes for dining room; the mantel in room of second floor to be of pine, as shown by drawings, and the whole to be secured and put together in best manner possible.

PLUMBER'S WORK.

Iron Soil Pipe.—Furnish and put up, properly connecting with drain at outside cellar wall, a 4 inch cast iron soil pipe, extend up and connect with water closet in bath room with 6 lb. lead Strap soil pipe to extend up through roof and be there capped with a ventilator; soil pipe to be properly secured, tar-coated both inside and out, and joints caulked with lead. Run a 2-inch cast-iron waste pipe, properly hung from cellar ceiling and connected to 4-inch pipe, for waste of washbowl in toilet room, and run lines of 1-inch or iron pipe from top of all traps in the building, and carry up and connect into the 4-inch soil vent at a point not less than 2 feet above highest waste connection. Put in a 3 inch fresh air inlet pipe, as shown, on outside, with opening 2 feet above ground, and with a screen over to exclude dirt and filling up.

Supply from boiler to be a five-eighth inch A pipe connected with tank in attic and boiler in kitchen, and to such other parts as required.

Boiler to be a 35-gallon patent copper boiler, set on a single legged cast iron stand, connected to water-back of range through double A pipe and brass couplings.

Range to be a single oven No. 0, set up with all the connections complete ready for use.

Pump.—Put in a brass lift and combination force pump, connect with cistern through one and one-quarter inch B lead pipe, and connect with tank in attic through one inch B lead pipe. Place a stop-cock on pipe, so cold water can be drawn direct at sink, and run a one-half inch tell-tale pipe back to sink from tank.

Sink to be of cast iron, 20 inches by 34 inches by 6 inches in size, galvanized, and to have hot water through five-eighth inch A pipe, five-eighth inch brass draw-cock, 2 inch lead waste, properly trapped and connected to main 4 inch soil, as required.

Wash Tubs to have hot and cold water through five-eighth inch A pipe and brass thimble-tray draw-cocks; 2 inch main waste and one and one-half inches branch wastes from each tray, properly trapped and connected with drain to cess-pool at outside cellar wall, to have brass plugs, chain, etc., complete to tubs.

Wash Bowls to be of ware, to have marble countersink tops, surbuses 10 inches high, to be supplied with hot and cold water through one-half inch A lead pipe and compression nickelplated cocks, plated plugs and chains; 1/2 inch heavy lead wastes, properly trapped and connected. Place lead pans under each with three-fourth inch drip pipe connected and running to cellar ceiling and there left open. Overflow pipes from basins and bath to be branched into dips of traps to each.

Water Closet.—To be a Sanitary Closet, all earthenware, supplied with water through five-eighth inch A pipe, and having a stop-cock to regulate the flow of water to bowl, and to be fit up in a complete and perfect manner without exception; lead pan to be placed under water closet same as wash bowls.

Bath Tub.—To be 14 oz. sheet copper well tinned and planished; supplied with hot and cold water through five-eighth inch A pipe, five-eighth inch double hot and cold bath bibb, plated plug and chain, rubber hose shower attachment; waste, one and one-half inch, with running trap properly connected to Y branch of iron soil pipe.

Tank.—To be lined with 4 lb. sheet lead; wipe the seams, dot the sides and leave lead smooth all around, only copper nails to be used; place a stop-cock on supply under tank to shut water off from house; provide overflow near top of tank, run to outside of house or into gutter. All lead waste connections to iron to be made through brass ferrules soldered to lead and caulked into the iron.

Circulation.—A one-half inch AA lead pipe to be connected to hot water pipes at highest points, and to run down and connect to sediment pipe below boiler inside sediment cock, to keep up a continued circulation of hot water, and a one-half inch pipe run from top of hot water pipe and up 3 inches above tank, turned over into same for steam escape, having end left open.

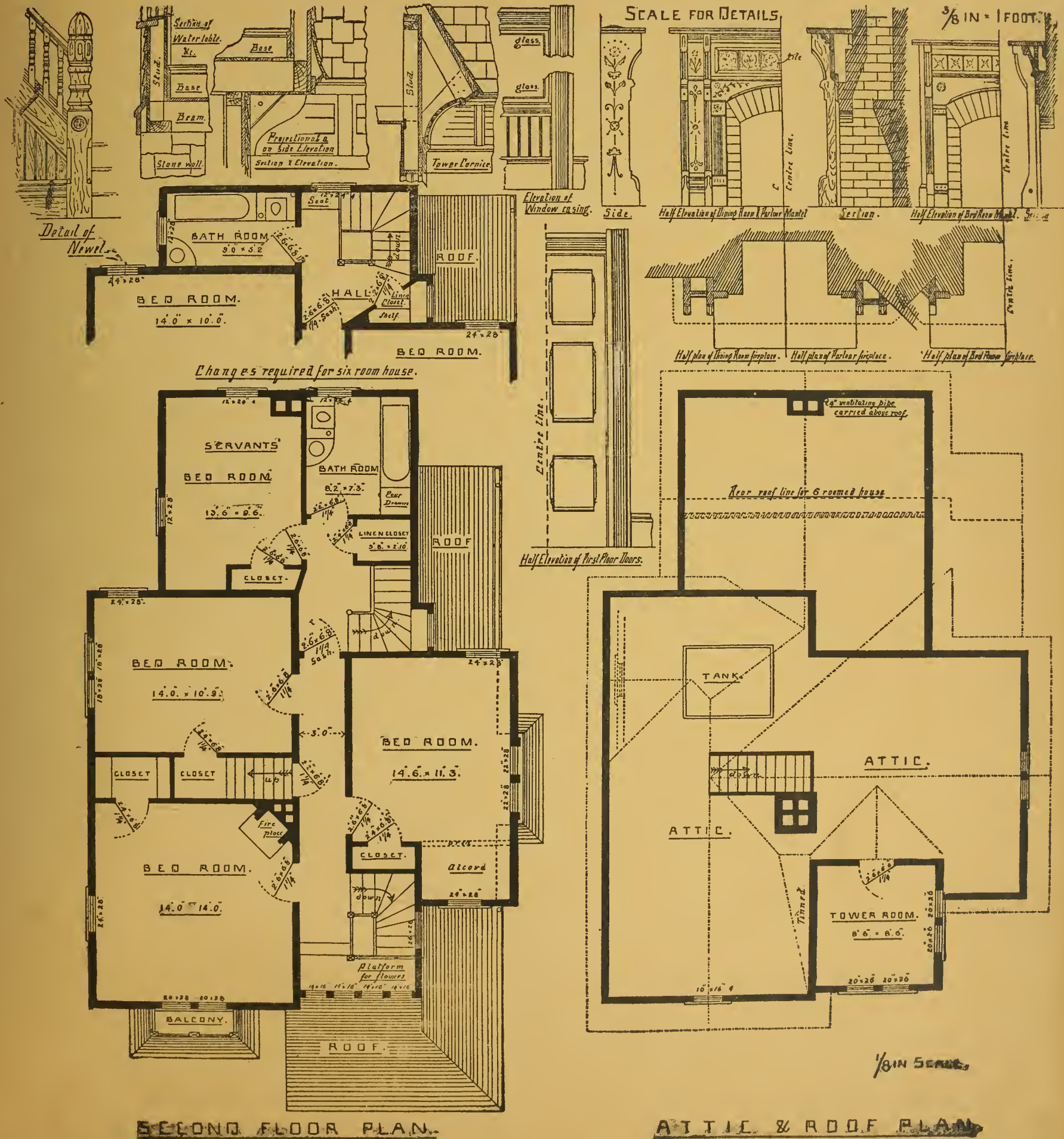
Cocks.—Put in the necessary stop-cocks over the boiler, to shut the water off from upper part of the house, also put a branch and stop-cock connected with drain for emptying the boiler, and all other stop or draw-cocks as may be necessary to make a complete and first-class job. All cocks to be of the best quality of make. All pipes to be so graded that they drain dry when water is shut off, and the whole of the work delivered up in a complete and perfect state without exception.

PAINTER'S WORK.

Properly stop and otherwise prepare for and paint all wood work that is customary and usual to paint, both interior and exterior, two good coats of the best lead and oil paint, the exterior work in the following colors which are taken from card of pure tinted gloss paints, Body of the work, as clapboards, No. . . . ; trimming colors, as casings, water table, corner boards, belts, veranda columns, frame work, barges, etc., No. . . . Shingle work of second story side walls, No. . . . ; veranda ceilings, planciers, panels of gables, etc., No. . . . ; sash, No. . . . ; exterior doors trimmed with Nos. . . . and . . . ; veranda floors, No. . . . ; final to be painted with No. . . . and glazed with gold leaf, etc. The inside work of three main rooms and front hall, first floor, mantels and main stairs and door saddles to be filled with filler, properly applied and finished with one good coat of preservative. The balance of inside work to be painted in tints as may be directed, except kitchen part, which is to be grained oak and varnished. Hard pine floors to have two good coats linseed oil, rubbed in.

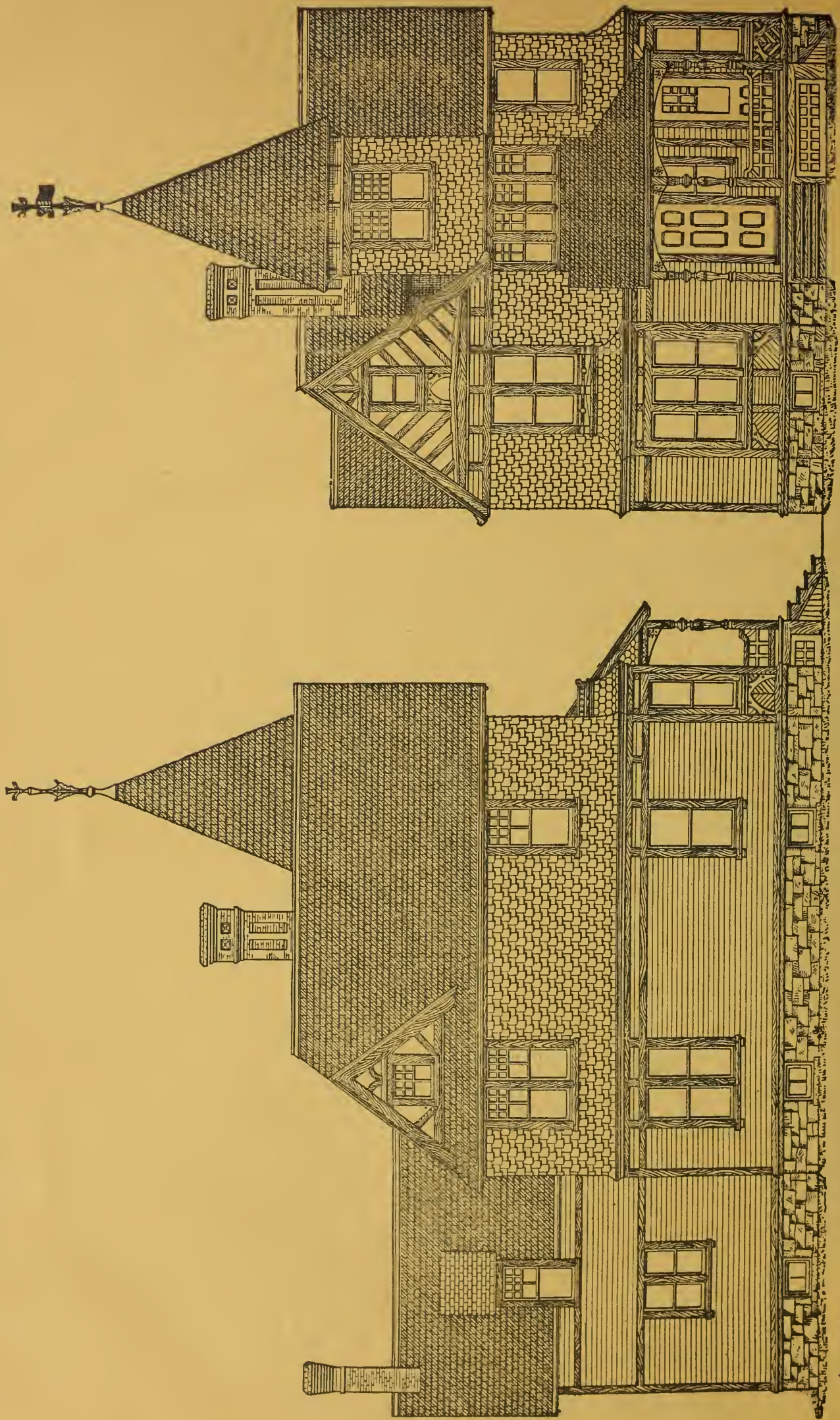
MODERN COTTAGE

With four rooms on each floor, also showing how it can be built with only three rooms on a floor and with or without tower. Cost of six-room cottage, complete, \$1,800 to \$2,100, and of the eight-room cottage, \$2,650 to \$3,500. The eight-room cottage has been built for \$2,350, with rooms two feet larger each way.



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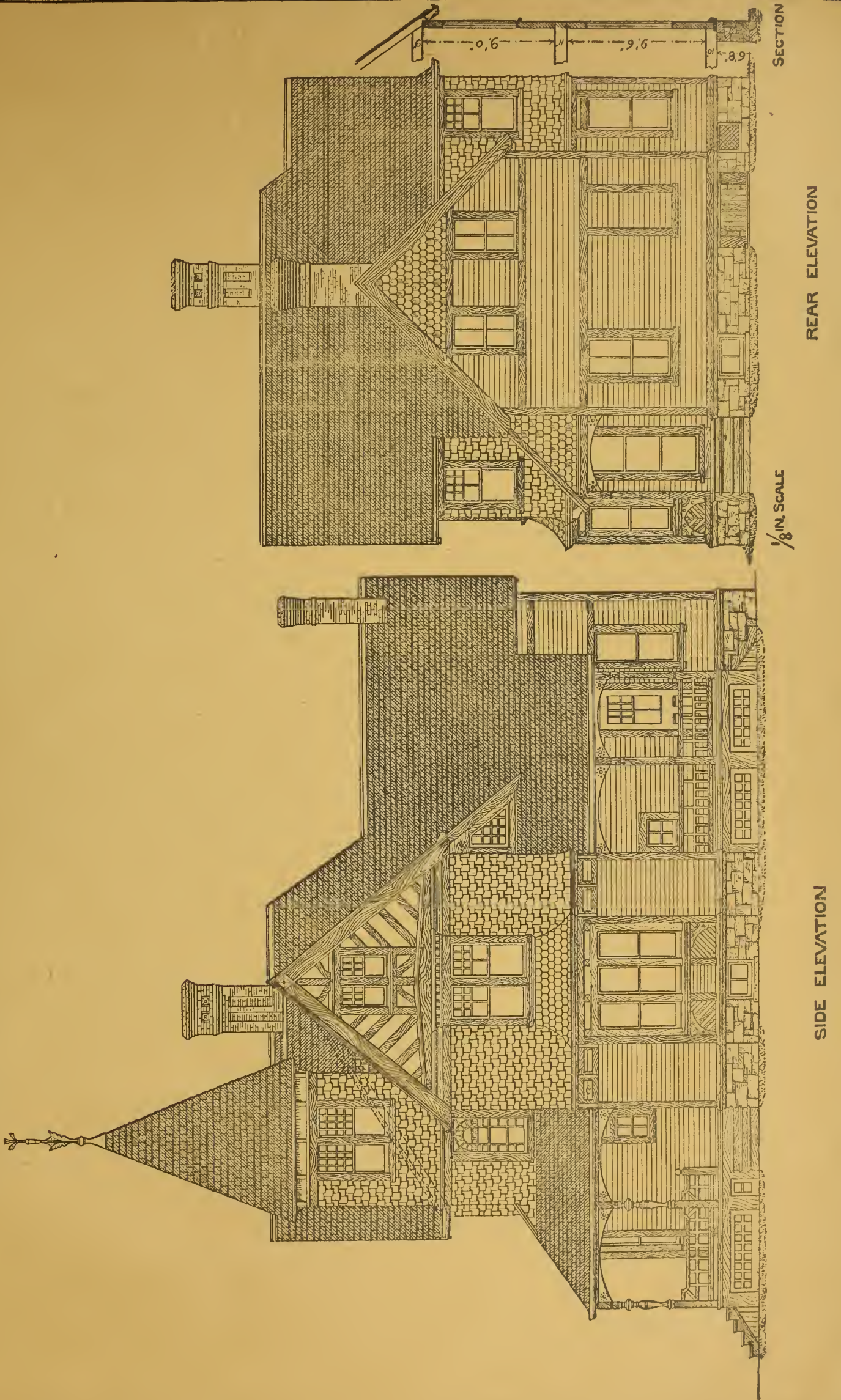
$\frac{1}{8}$ IN. SCALE

SIDE ELEVATION

FRONT ELEVATION

MODERN COTTAGE.

With four rooms on each floor, also showing how it can be built with only three rooms on a floor and with or without tower. Cost of six-room cottage, complete, \$1,800 to \$2,100, and of the eight-room cottage, \$2,650 to \$3,500. The eight-room cottage has been built for \$2,350, with rooms two feet larger each way.



SPECIFICATIONS

Of the work and materials required in the erection, construction and completion of Design No. 2, Plate 2.

DIMENSIONS.—The drawings and details must be accurately followed according to their scale, and in all cases preference must be given to figured dimensions over scale. The building to be in size as shown on plans (figured on drawings). Cellar, six feet six inches; first floor, nine feet in the clear, divided, subdivided, and built in exact accordance with plans and specifications.

MASON WORK.

Excavating.—Do all necessary excavating required for cellar, area and all foundations, to firm and solid ground, and all to be in depth so that foundations will be clear of frost.

Stone Work.—Build the foundation walls of good, flat building stone, of firm bed, well bonded through the wall, laid up in clean, sharp sand-lime and cement mortar, in parts of one of cement to two of lime, laid by and full to a line on the inner face, and flushed and pointed at completion. These walls to be 1 foot 4 inches thick. Put down in like manner foundations under all piers, chimney and exterior steps, all to be clear of frost.

Drains.—All drain pipes to be of the first quality cement drain pipe, in sizes as marked on plan, and to be connected with sewer in street. These pipes to be properly graded, trapped and the joints cemented tight.

Underpinning.—From the top of stone wall, at grade level, extend up two feet in height with 8 inch brick wall, laid up with best hard-burned brick, and clean, sharp sand lime mortar; face walls with selected brick of even color, laid in red mortar, close joints, jointed, properly cleaned down at completion, and finished with black joints. Window sills of blue stone.

Piers.—Build piers in cellar, as shown, of best hard-burned brick, laid in clean, sharp sand lime mortar, and cap with flat stone size of piers.

Chimney.—Build chimney as shown, plastered on the inside and outside, furnished with proper stove collars and ventilating covers where required; turn arch to fire-place and turn trimmer arch under hearth. Hearth to be of slate properly bedded in cement. Top out the chimney above the roof, as shown, with selected brick in like manner to underpinning.

Lathing.—All stud partitions, ceilings and work that is furred off on first and second floors, to be lathed with sound spruce lath and joints broken every tenth lath.

Plastering.—All walls, partitions and ceilings, throughout first and second floors, to be plastered one good coat of brown, well-haired mortar, and finish with a good coat of white hard finish. All walls to be finished straight and plumb; all angles to be maintained sharp and regular in form, and the plastering, in all cases, to extend clear down to the floor.

CARPENTER.

Timber.—All timber not otherwise specified to be of good seasoned spruce, and put together in the most substantial and thorough-workmanlike manner known to the trade.

Framing.—The frame to be what is known as a balloon frame, well nailed together, second floor girts to be notched into and well spiked to studs. Do all necessary framing around stairways and chimneys, properly mortised and tenoned together.

Frame Timber.—Girders, 4x5 inches; sills, 3x7 inches; posts, 4x5 inches; girts of yellow pine, 1 1-4x6 inches; plates, 2x4 inches, doubled and well spiked into ends of studding. First floor timbers, 2x8 inches; second floor, 2x6 inches—16 inch centers; header and trimmer beams, 3 inches thick; roof rafters, 2x5 inches—2 feet centers; door and window studs, 3x4 inches; intermediate studding, 2x4 inches—16 inch centers; studding in partitions, 2x3 inches—16 inch centers. Veranda sills and cross sills, 3x6 inches; floor timbers, 2x6 inches—20 inch centers; plates, 4x5.

Bridging.—Bridge the floor timbers with 1x2 inch cross-bridging, properly cut in between timbers, and nailed at each end with two 10d. nails.

Furring.—Furr overhead on rafters, etc., for rooms on second floor, and do any other furring required; also furnish any other timber, as required by the design, of the requisite sizes and quality.

Sheathing.—Cover all sides of frame with tongued and grooved boards, not to exceed 6 inches in width, nailed through each edge to every stud with 10d. nails.

Lumber.—The lumber to be of white pine, unless otherwise specified, free from knots, shakes and other imperfections impairing its durability and strength.

Water Table to be seven-eighth inch thick, furred off 1 inch, and capped with a beveled and rabbeted cap for clapboards to lap.

Corner Boards, casings and bands to be one and one-fourth by 6 inches; bands to be rabbeted top and bottom for clapboards and beveled on top.

Clapboarding.—Cover all sides with clear pine clapboards, four and one-half inches wide, put on with 8d. box nails, to have not less than one and one-fourth inches lap, and underlaid with rosin-sized waterproof sheathing-felt, which also place under all casings, water-table, etc., so as to lap and make tight job.

Cornices to be formed, as shown, on 3x5 inch rafter feet, spiked on

to rafters at plate; gutter formed on same, and lined with tin, so as to shed water to points indicated on plan; the plancier to be formed by laying narrow pine matched boards face down on rafter feet; barge boards 2 inches thick as shown, and all as per detail drawings.

Window Frames to be made as shown; cellar frames of 2 inch plank rabbeted for sash; sash hinged to top, and to have suitable fasteners to keep open or shut; all other sashes to be double hung with hemp cords and cast iron weights, and to be glazed with best American sheet glass; all sashes one and three-eighths inches thick, of seasoned pine, window sills 2 inches thick.

Blinds.—Outside blinds to all windows, except cellar, hung in two folds, properly secured and painted two good coats of dark green paint.

Door Frames.—Outside door frames of plank, rabbeted, and to have 2 inch oak sills.

Porches to be constructed as shown by the detail drawings; steps one and one-eighth inches thick, seven-eighth-inch risers, to have cove under nosings; lay floors with one and one-eighth by four inch flooring, blind nailed to beams, and to have white lead joints; ceiling ceiled with narrow beaded battens of even width and molded in angles. Columns, rails, newels, panels, etc., all as per detail drawings.

Roofing.—All roofs to be covered with 18 inch sawed pine shingles, laid on 1x2 inch strips, nailed to rafters with 10d. nails, each shingle to be nailed with two white metal nails, to be well laid, joints properly broken, and made tight.

Floors.—Lay the floors throughout with seven-eighth inch flooring, not to exceed 6 inches in width; to be well laid, joints broken, and well nailed to every timber, the best to be selected and laid on first floor.

Partitions.—Set partitions, as marked on plans, to foot on girders, and to have 3x3 inch plates to carry second floor; all angles to be formed solid; all partitions to be bridged once in their height.

Grounds.—Put up all necessary grounds to skreed plaster to, to be seven-eighth inch thick and left on.

Wainscotings.—Wainscot walls of kitchen and living room 3 feet high, with beaded battens 3 inches wide, and cap with molded and beveled cap.

Casings in front hall and living room to be cut and stop chamfered, as shown, one and one-fourth by six inches; all doors and windows elsewhere to be cased before plastering with seven-eighth inch casings, and finish with a seven-eighth by one and three-fourth inch band mold; put down seven-inch beveled base in front hall and bed-rooms after plastering; door jambs to be seven-eighth inch thick, and rabbeted for doors and beaded on edges; windows to be finished with neat stool and apron finish.

Doors to be made in size as shown; outside doors to be sash doors, as shown; all other doors six panel, ogee molded solid.

Saddles.—Put down neat hard pine saddles to all doors.

Stairs.—Cellar stairs to be of plank, no risers; stairs to second floor as shown, one and one-fourth inch treads, seven-eighth inch risers, properly put together and supported.

Sink.—Ceil up under sink with narrow beaded battens, to match wainscoting; hang door to form closet under; ceil up splash back 16 inches high; also place drip board complete.

Pantry to have counter shelf and four shelves above, also put up one dozen pot hooks.

Closets to be fitted up with shelves and double wardrobe hooks, 9 inches apart, on neat molded strips.

Furniture to front door pattern, elsewhere plain.

Locks to all doors to be mortise locks, brass fronts and keys; outside doors to be secured with suitable shove bolts.

Stops.—Insert hard wood door stops in base, where requisite.

Hinging.—Hang all doors with loose joint buffs of appropriate size.

Mantel to be constructed, as shown, of ash.

Cellar.—Partitions in cellar to be boarded with match boards; coal bin to be boarded up 4 ft. high, to have slides complete.

Final.—Also do any other carpenter work as shown by and as required to carry out the design.

PAINTING.

All wood-work, both on interior and exterior, unless otherwise specified, to be painted two good coats of best white lead and raw linseed oil paint. Paint clapboards Venetian red; casings, etc., Indian red, using black for all chamfers and cut work. Grain wood-work in kitchen in oak; bedrooms paint in one color; wood-work in hall and living room to be properly filled with patent wood filler and finished with one coat of in a first-class, workmanlike manner; chamfers and cut work pick out in black; paint roots dark slate color, tin work Indian red. Also, do any other painter's work as required by the design.

TINNING AND PLUMBING.

Tinning.—Line the gutters with tin, well soldered in rosin; furnish and put up the necessary number of tin leaders to convey the water from gutters to grade level, and there connect with drains. These leaders to be firmly secured to building, and to be graded in size to suit amount of service required.

Sink to be a 20x30x6 inch, cast iron, supplied with water through five-eighth inch lead pipe and five-eighth inch brass draw-cock, to have 2 inch cast-iron waste, properly caulked at joints, trapped and connected closely to drain. Extend waste pipe above roof for vent.

SPECIFICATIONS

Of the works and materials required in the erection, construction, and completion of Design 40, Plate 30.

DIMENSIONS.—The drawings must be accurately followed according to their scale, and preference given to figured dimensions over scale. Detail drawings will be furnished, any work constructed without such drawings must be removed if required, and work replaced at contractor's expense. The building to be in size as shown and figured on drawings. Cellar, six feet nine inches; first floor, nine feet; kitchen, eight feet three inches; second floor, nine feet; over kitchen, eight feet; all in the rear, divided, subdivided, and built in exact accordance with plans and specifications.

MASON WORK.

Excavation.—Excavate in depth for the cellar, area, foundations and footings of all the walls and chimneys, also for all drains, cistern and cess-pools. Dig trenches for footings of all walls 8 inches below level of cellar bottom; fill in around walls as laid; grade the excavated earth around the building as may be directed. Lay aside the top soil at commencement, and replace over the graded surface at completion.

Stone Work.—Build foundation walls of good building stone, of flat bed and firm build, laid in clean, sharp sand, lime and cement mortar, in parts of one of cement and two of lime. Lay down footings under all the walls of the building of flat stones, not less than 20 inches long and 6 inches thick, bedded crosswise of the walls on the natural, undisturbed earth; build the walls from thence to grade level, by and full to a line on the inner face, and flush and point at completion. These walls to average 1 foot 6 inches in thickness, the greater breadth at the base. Lay down substantial foundations under chimneys and piers in cellar; put down clear of frost, solid foundations under piers supporting porches and verandas, also under all exterior steps. Area copings and steps to be of blue stone, steps properly walled in on each end.

Underpinning.—Build the underpinning walls 16 inches thick from grade level, and extend up 2 feet 4 inches in height, with good underpinning stone, level beds, plumb joints; all angles and jambs to have chisel draft on edges, also on top to receive woodwork, and to be properly pointed and penciled with a white joint at completion. Window sills to be of blue stone; such portions of wall as are covered up with veranda to be rough work.

Cess-Pool.—Stone up cess-pool 3 feet in diameter and 8 feet deep, covered with rough flag provided with manhole, etc., complete; make the necessary connections with the cistern to receive the overflow through cement pipe of the required size. Also stone up, in like manner, cess-pool to receive wastes from house, and connect with 6 inch cement drain pipe.

Brick Work.—To be laid up with best quality hard-burned brick and clean, sharp sand, lime mortar.

Piers.—Build piers in cellar 16 inches square, as shown, and cap with flat stone, size of piers; piers supporting porches and verandas 12 inches square.

Chimneys.—Build the chimneys as shown on plans; carry up the flues of uniform size, to be well plastered, furnished with proper stove collars and ventilating flues where required; turn arches to all fire-places, and turn trimmer arches under all hearths; top out above the roof, as per detail drawings, with selected brick laid in black mortar, close joints, jointed and cleaned down. Face the throat, breast and jambs of kitchen, fire-place of selected brick laid in black mortar provided with slate shelf, to have blue stone hearth as shown on plans. Build fire-place in hall with buff brick, laid in red mortar, angles molded and as per details; also furnish the necessary brick, mortar and plaster for setting the mantels and range.

Cistern.—Build a cistern where directed, 10 ft. diameter and 10 ft. deep, with 8 inch walls laid in and smoothly coated on the inside with cement; cover manhole in neck with flag-stone, connect the leaders with 4 and 6 inch vitrified pipe.

Lathing.—Lath all walls, ceilings, and work that is furred off, throughout first and second floors, with sound, seasoned lath, securely nailed to each stud, and joints broken every tenth lath.

Plastering.—All walls and ceilings throughout first and second floors plaster with one good coat of brown, well-haired mortar, and finish with one coat of white hard finish. All angles to be sharp and regular in form, walls to be straight and plumb, and in all cases to extend clear down to floors.

Cornices.—Run stucco cornices, as shown by the details, in hall, parlor, library and dining-room of first floor.

Centers.—Put up four neat and appropriate centers, of such pattern as selected by owner.

Arches.—Finish and mold the arches in hall as shown by the detail drawings.

Final.—Whitewash walls in laundry, and do all necessary mending of walls after other craftsmen, and deliver the mason work up in thoroughly good order at completion; make the floors broom-clean from time to time as required; also remove all mason's waste materials and rubbish accumulated during the progress of the works, from

off the premises, and leave everything in a perfect, complete and satisfactory state.

CARPENTER.

Timber.—The whole of the timber used in and throughout this building to be the best of their several kinds, well seasoned and free from sap, shakes and other imperfections impairing its durability and strength.

Framing.—The frame to be what is known as half-balloon, the studs to be tenoned into sills and plates, to be braced with long angle braces cut in barefoot and well spiked. The girts to be of yellow pine, notched into and well spiked to studs. Do all necessary framing around stairways and chimneys, all properly mortised and tenoned together, and all to be done in a thoroughly workmanlike and substantial manner.

Frame Timber.—Sills and girders, 6x6 inches; posts, 6x6 inches with inside angle cut out to make them 4 inches from faces; girts, 1 1-4x4 inches; plates, 4x5 inches; first floor timbers, 2x10 inches; second floor, 2x8 inches; attic, 2x6 inches—all 16 inch centers; header and trimmer beams, 3 inches thick; all floor timbers under partitions running same way to be 4 inches thick; roof rafters, 2x6 inches—2 foot centers; hip and valley rafters, 3x8 inches. Door and window studs, 3x4 inches; intermediate studding, 2x4 inches—16 inch centers; long braces, 2x4 inches. All main partitions to be set with 2x4 inch studding—16 inch centers, to be set as the frame is raised, and foot on girders, to have 3x4 inch plates on which to foot second story partitions and carry floor timbers; other partitions set with 2x3 inch studs—16 inch centers, and all partitions that are directly over each other to be set in like manner to above, all to be well braced and spiked; all angles to be formed solid, and all partitions to be bridged once in their height. Porch and veranda sills, 4x6 inches; floor timbers, 2x6 inches—16 inch centers; plates, 4x5 inches; rafters, 3x5 inches—2 foot centers.

Bridging.—All the floor timbers to be bridged through centers with 2x2 inch cross-bridging, properly cut in between timbers and nailed with two 10d. nails at each end; also furnish any other timber of the required size and necessary to fully complete the works.

Furring.—Properly support and furr under stairs, furr for arches, and do any other furring required by the design.

Sheathing.—Cover the entire frame with tongued and grooved boards, not to exceed 6 inches in width, nailed through each edge to every stud with 10d. nails; this includes all roofs.

Lumber.—The lumber to be of white pine, unless otherwise specified, well seasoned and dry, and free from shakes, loose knots and other imperfections. Sashes and panel work to be of perfectly clear lumber.

Clapboarding.—Cover all sides with clear pine clapboards, put on with 8d. box nails, with not less than 1 1-4 inch lap. These boards to be underlaid with brand, rosin-sized, waterproof sheathing felt, which also place under corner boards, casings, etc., so as to lap and make a tight job.

Corner Boards, casings, and bands, 1 1-4x7 inches; bands to be rabbeted top and bottom for clapboards.

Water Table.—To be furred off from frame, and to have beveled cap 1 1-2 inches thick.

Cornices.—To be formed on 3x5 inch rafter feet, cut as shown, and spiked on to rafters at plate; the plancier to be formed by laying narrow pine matched boards face down on rafter feet; barge boards and gable staffs to be 2 1-2 inches thick and as shown. Brackets, as shown, and all as per details. Gutters to be of galvanized iron, graded to shed water to points indicated on plan.

Leaders.—Furnish all the required leaders of sufficient size to convey the water from the gutters to the cistern and the tank in attic; said leaders to be firmly secured to building.

Finial.—To be of wrought iron, as per details, to have galvanized iron cover to base.

Window Frames.—To be made in the ordinary manner; cellar frames to be made out of 2 inch plank, rabbeted for sash; sash hinged to top and to have suitable fasteners to keep open or shut; all sash to be of seasoned pine, 1 1-2 inches thick, and double hung with best hemp cords, iron weights, and 1 3-4 inch sham axle pulleys, and to be glazed with English sheet glass, all to be well bedded, bradded and puttied; window in dining-room, on to veranda, to be hinged; window sills 2 1-2 inches thick.

Blinds.—Outside blinds to all windows, except cellar, hung in two folds, with the best kind of hinges, and secured with best style fasteners, and painted three coats of paint, invisible green.

Door Frames.—Outside door frames to be of plank, rabbeted, and to have two and one-half inch oak sills.

Verandas.—Construct veranda and porches, as shown, and as per detail drawings; steps, one and one fourth inches thick, risers, 1 inch to have cove under nosings; lay the floors with one and one-eighth inch by three and one-half inch flooring, blind nailed to beams, and to have paint joints; rafters to be dressed and chamfered; lay on rafters, face down narrow beaded ceiling of even widths. Columns, rails and brackets to be as shown; cornices formed with beaded ceiling on rafter feet in like manner to main roof; rafter feet to be cut as shown; panels formed under floor as shown.

Floors.—Lay the kitchen floor with yellow pine, seven-eighths by three inches, blind nailed to every beam; all other floors lay with white pine, not to exceed 5 inches in width, to be well laid, joints broken, and blind nailed in a thorough manner. Lay front hall floor with yellow pine and black walnut in alternate strips, to have neat border.

Wainscoting.—Walls of kitchen to be wainscoted 3 feet high with beaded battens seven-eighths by three inches, and to have neat beveled molded cap.

Casings.—Case all doors and windows throughout, before plastering with seven-eighths inch casings, and trim hall, parlor, dining-room and library with a one and one-half by three inch band-mold; elsewhere trim with one by one and three-fourths inch band-mold; windows in above rooms to be finished down to floor with framed and molded panel-backs to match doors; other windows to have neat stool and apron finish; door-jambs to be one inch, beaded on edges, and rabbeted for doors; no moldings in closets.

Base.—Put down after plastering 8 inch molded base in principal rooms first floor, 7 inch plain beveled elsewhere.

Doors.—To be made in size and thickness as marked on plans; front doors as per details; top panels glazed with colored glass; all other doors to be six-panel ogee molded solid.

Saddles.—Put down molded hard-wood saddles to all doors.

Stairs.—Stairs to cellar to be of plank, no risers, to have flat rail on side; main stairs, as shown, one inch risers, one and one-fourth inch treads, with returned molded nosings, to be well supported and rough bracketed, steps housed into strings; newel posts, rails and balusters to be of black walnut, as per details. Back stairs and stairs to attic to be box stairs.

Wash Tubs.—To be constructed out of two inch plank; rabbeted and put together with white lead joints, and to have hinged lids—these tubs to be fourteen inches deep.

Sink.—Ceil up under sink with narrow beaded battens; to have door properly hung, ceil up splash back 16 inches high, and cap same as wainscoting, also place drip board complete.

Wash Bowls.—Ceil up under with narrow beaded ash battens, and hang door to form a closet under.

Bath Rooms.—Wainscot walls of bath-room 3 feet high, with narrow beaded ash battens, and cap with neat cap; water closet to be fitted up with seat, riser, and mitre-clamp flap, hung with brass butts.

Bath-Tub to be cased in most approved manner, all of ash.

Tank.—Construct out of 2 inch plank, a tank in attic, over bath-room, 7 feet long, 5 feet 6 inches wide and 3 feet deep, framed, braced and supported in a substantial manner; the bottom of tank to be furred and plastered in bath room, and finish 7 feet 6 inches in the clear.

Pantry.—To have counter-shelf and four shelves above closet for barrel of flour, with lid in counter-shelf, also put in two dove-tailed drawers, and put up one dozen pot hooks.

Passage.—To have table with closet under, and three dove-tailed drawers, also shelves as shown.

Closets.—To have shelves on neat strips, and double wardrobe hooks 8 inches apart, on neat molded strips.

Furniture.—To front doors to be Tucker bronze; other doors, first floor, principal rooms, pattern; other doors, mineral japanned, sash fasteners to correspond; all small closets to have suitable catches; all drawers to have suitable pulls, locks, etc., complete.

Locks.—All doors throughout to be secured with mortise locks, of best city make, brass fronts, bolts and keys, outside doors to have suitable shove bolts.

Stops.—Put rubber-tipped door-stops in base where required.

Hinging.—Hang all doors with loose joint butts, of appropriate sizes: all doors over 7 feet 6 inches high to have three butts each. Sliding doors to run on brass track and patent slot sheaves.

Bell.—Front door to have bell connected with kitchen, with pull, etc., complete.

Night-latch to front door, combined with lock, and supplied with two keys.

Coal Bins, and partitions in cellar, to be boarded up with matched boards, as shown; doors in cellar to be batten doors.

Mantels.—Construct mantel in hall of ash, as per details; furnish and put up four slate mantels; all hearths of slate, to have summer fronts, etc., complete, and to cost \$100 and be selected by owner: mantels in bedroom on first floor, and two chambers, to be neat wooden mantels.

Final.—Any other work that is shown by the drawings, and necessary to fully complete the work, to fully complete the same to the true intent and meaning of these particulars, is to be done without extra charge.

SLATER.

Cover all roofs with best black slate, of small size, laid with a lap of at least 3 inches of the third over the first; each slate to be nailed with two galvanized iron nails; lay under slate heavy tarred felt paper; cover the ridges with zinc, also flash valleys and chimneys with heavy zinc, and secure with slater's cement. To be a first-class job, and warranted tight for two years.

PLUMBER.

Iron Soil-pipe.—Furnish, and connect with drain, a 4 inch cast-iron soil-pipe, extend up and connect with water-closet in bath-room through 6lb. lead trap; soil-pipe to be properly secured and the joints caulked tight with lead, and extend up above roof and cap with ventilator. All traps in plumbing to have 1 inch vent pipes of lead run up to attic and connected with soil or outlet pipe up above roof.

Supply pipe.—Furnish a three-quarter inch B lead pipe, connect with the attic tank, and run to and connect with boiler in kitchen; tank to be lined with 4lb. lead, and to have two inch overflow run through outside wall.

Boiler.—To be a 35-gallon, galvanized iron, of the best construction, connected to water back of range through double A lead pipe and brass couplings; these pipes to be left ready for connection.

Sink.—To be 20x30x6 inch cast-iron, galvanized, supplied with hot and cold water through five-eighths inch B lead pipe, five-eighths inch brass draw cocks, to have 2 inch waste, properly trapped and connected.

Pump.—Put in a combination lift and force pump, to cost \$12; connect the same with cistern and well through one and one-quarter inch B lead pipes, provided with stop cocks one on each pipe, placed beneath the pump, connect with tank and attic through 1 inch B lead pipe and run tell-tale back from tank to sink.

Wash Tubs.—Supply the two wash tubs in laundry with hot and cold water, through five-eighths inch B lead pipe and brass thimble tray draw cocks, to have 2 inch main waste and one and one-half inch branch wastes, properly trapped and connected.

Washbowls.—To be of ware, and to have marble counter sunk tops and surbases, supplied with hot and cold water through one-half inch B lead pipe and compression double nickle-plated draw-cocks, and plated plug and chain; to have 1 inch lead wastes, properly trapped and connected; lead pans to each with one-half inch lead waste run down to underside cellar ceiling.

Water-closet to be a best closet, with patent drip tray; also patent shut-off cock to regulate flow of water to bowl; to be set and fit up in a perfect, tight and complete manner.

Bath Tub.—To be a 12-oz. sheet-copper tub, well tinned and planished, supplied with hot and cold water through five-eighths inch B lead pipe and nickle-plated draw-cocks; also to have plated plug and chain; also rubber hose shower-bath attachment; waste, one and one-half inch lead, properly trapped and connected.

Cocks.—Put in the necessary stop-cocks over the boiler to shut the water off from the upper part of the house; also put in a lead branch connected with drain with stop-cock for emptying the boiler; also put in one draw-cock in cellar and all other stop and draw-cocks necessary to make a complete and first-class job; all pipes to be graded, so that if the water is shut off they will drain dry, and the whole of the work to be done in the very best and workmanlike manner, and delivered up in a complete and perfect state at completion.

PAINTER.

Properly stop and otherwise prepare for and paint all wood work that is customary and usual to paint, both on the interior and exterior, two good coats of the best white lead and raw linseed oil paint.

Paint final invisible green, and gild the tips with gold leaf.

Grain the wood work in kitchen and back hall light oak; grain dining-room and library walnut and maple; paint parlor and hall in tints; elsewhere paint in one color.

All hard wood to be properly filled with patent filler and finished with two coats of properly applied and rubbed down smooth; all grained work to be varnished. Fill the front doors with filler and finish with two coats of and rub down.

Paint clapboards light olive drab; paint corner board, casings, etc., Indian red; pick out all chamfers and cut work in black, paint sash Venetian red; veranda ceilings ultramarine blue, with rafters Indian red; and do any other painting as required by the design, and necessary to fully complete the same.

P

AGREEMENT FOR BUILDING.

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In some States, according to law, it is important that within forty-eight hours after a Contract is made for building, it is put on file or record at the Town Clerk's Office by the party of the second part, for his proper and legal protection. Several cases might be quoted where Proprietors had to pay money twice over, to the amount of several hundred dollars, on account of omission to put on record the contract.

ARTICLES OF AGREEMENT, MADE and entered into thisday of.....in the year One Thousand, Eight Hundred and.....

BY AND BETWEEN.....of theof.....County of.....and State of.....as the part.....of the first part, hereinafter called the Contractor :

AND.....of the.....of.....County of.....and State of.....as the part.. of the second part, hereinafter called the Proprietor:

WITNESSETH, FIRST.—The said part.....of the first part do.. hereby, for.....heirs, executors, administrators or assigns, covenant, promise and agree to with the said part.. of the second part,.....heirs, executors, administrators, or assigns, that.....the said part.....of the first part,heirs, executors, administrators, or assigns, shall and will, for the consideration hereinafter mentioned, on or before theday of....., in the year One Thousand, Eight Hundred and.....well and sufficiently erect, finish and deliver in a true, perfect and thoroughly workmanlike manner, thework required in the erection and completion offor the part.....of the second part, on ground situated.....in the.....of.....County of.....and State of....., agreeably to the Plans, Drawings and Specifications prepared for the said works by.....Architect, to the satisfaction and under the direction and personal supervision ofArchitect, and will find and provide such good, proper and sufficient materials, of all kinds whatsoever, as shall be proper and sufficient for the completing and finishing all the.....and other works of said building mentioned in the.....Specifications, and signed by the said parties, within the time aforesaid, for the sum of.....Dollars.

SECOND.—The said part.....of the second part do.....hereby for.....heirs, executors, administrators or assigns, covenant, promise and agree to and with the said part.... of the first part,.....heirs, executors, administrators, or assigns, thatthe said part.....of the second partheirs, executors, administrators or assigns, will and shall, in consideration of the covenants and agreements being strictly executed, kept and performed by the said part.....of the first part, as specified, will well and truly pay, or cause to be paid, unto the partof the first part, or unto.....heirs, executors, administrators, or assigns, the sum of.....Dollars, lawful money of the United States of America, in manner following:

- First payment of \$.....
- Second payment of \$.....
- Third payment of \$.....
- Fourth payment of \$.....
- Fifth payment of \$.....
- Sixth payment of \$.....

when the building.....is all complete, and after the expiration of.....days, and when all the Drawings and Specifications have been returned to.....Architect .

PROVIDED, That in each case of the said payments, a certificate shall be obtained from and signed by.....Architect, to the effect that the work is done in strict accordance with Drawings and Specifications, and that he.....considers the pay-

ment properly due; said certificate, however, in no way lessening the total and final responsibility of the Contractor ; neither shall it exempt the Contractor from liability to replace work, if it be afterwards discovered to have been done ill, or not according to the Drawings and Specifications, either in execution or materials: and *Provided further*, that in each case a certificate shall be obtained by the Contractor, from the clerk of the office where liens are recorded, and signed and sealed by said clerk, that he has carefully examined the records and finds no liens or claims recorded against said works, or on account of the said Contractor ; neither shall there be any legal or lawful claims against the Contractor, in any manner, from any source whatever, for work or materials furnished on said works. *And it is hereby further agreed, by and between the said parties :*

FIRST.—That the Specifications and Drawings are intended to co-operate, so that any works exhibited in the Drawings, and not mentioned in the Specifications, or *vice versa*, are to be executed the same as if mentioned in the Specifications and set forth in the Drawings, to the true intent and meaning of the said Drawings and Specifications.

SECOND.—The Contractor, at his.....own proper cost and charges, is.....to provide all manner of labor, materials, apparatus, scaffolding, utensils and cartage of every description, needful for the due performance of the several works; must produce, whenever required by Superintendent or Proprietor, all vouchers showing the quality of goods and materials used; and render all due and sufficient facilities to the Architect, Superintendent or Clerk of Works, for the proper inspection of the works and materials, and which are to be under their control; and they may require the Contractor to dismiss any workman or workmen who they may think incompetent or improper to be employed; the workmen and Contractor being only admitted to the ground, for the purpose of the proper execution of the works, and have no tenancy. The Contractor shall deliver up the works to the Proprietor in perfect repair, clean and in good condition, when complete. The Contractor shall not sub-let the works, or any part thereof, without consent in writing of the Proprietor.

THIRD.—Should the Proprietor, at any time during the progress of the said works, require any alterations of, deviations from, additions to, or omissions in the said Contract, Specifications or Plans, he.....shall have the right and power to make such change or changes, and the same shall in no way injuriously affect or make void the Contract; but the difference for work omitted shall be deducted from the amount of the Contract, by a fair and reasonable valuation; and for additional work required in alterations, the amount based upon same prices at which contract is taken shall be agreed upon before commencing additions, as provided, and hereinafter set forth in Article No. 6; and such agreement shall state also the extension of time (if any) which is to be granted by reason thereof.

FOURTH.—Should the Contractor at any time during the progress of said works, become bankrupt, refuse or neglect to supply a sufficiency of material or of workmen, or cause any unreasonable neglect or suspension of work, or fail or refuse to follow the Drawings and Specifications, or comply with any of the Articles of Agreement, the Proprietor or his.....Agent, shall have the right and power to enter upon and take possession of the premises, and may at once terminate the Contract, whereupon all claim of the Contractor, his.....executors, administrators, or assigns, shall cease; and the Proprietor may provide materials and workmen sufficient to complete the said works, after giving forty-eight hours' notice, in writing, directed and delivered to the Contractor, or at his.....residence or place of business; and the expense of the notice and the completing of the various works, will be deducted from the amount of the Contract, or any part of it due, or to become due, to the Contractor; and in such case no scaffolding or fixed tackle of any kind, belonging to such Contractor, shall be removed, so long as the same is wanted for the work. But if any balance

on the amount of this Contract remains after completion in respect of work done during the time of the defaulting Contractor, the same shall belong to the persons legally representing him..... but the Proprietor shall not be liable or accountable to them in any way for the manner in which he.....may have gotten the work completed.

FIFTH.—Should any dispute arise respecting the true construction or meaning of the Drawings or Specifications, or as to what is extra work outside of Contract, the same shall be decided by..... Architect, and his.....decision shall be final and conclusive; or in the event of his.....death or unwillingness to act, then of some other known capable Architect, or a Fellow of the American Institute of Architects, to be appointed by the Proprietor; but should any dispute arise respecting the true value of any.....works omitted by the Contractor, the same shall be valued by two competent persons, one employed by the Proprietor, and the other by the Contractor, and these two shall have power to name an umpire, whose decision shall be binding on all parties.

SIXTH.—No new work of any description done on the premises, or any work of any kind whatsoever, shall be considered as extra unless a separate estimate in writing for the same, before its commencement, shall have been submitted by the Contractor to the Superintendent and the Proprietor, and their signatures obtained thereto, and the Contractor shall demand payment for such work immediately it is done. In case of day's work, statement of the same must be delivered to the Proprietor at latest during the week following that in which the work may have been done, and only such day's work and extra work will be paid for as such as agreed on and authorized in writing.

SEVENTH.—The Proprietor will not, in any manner, be answerable or accountable for any loss or damage that shall or may happen to the said works, or any part or parts thereof respectively or for any of the materials or other things used and employed in finishing and completing the said works; or for injury to any person or persons, either workmen or the public, or for damage to adjoining property, from any cause which might have been prevented by the Contractor or his.....workmen, or any one employed by him..... against all which injuries and damages to persons and property, the

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Contractor having control over such work must properly guard against, and must make good all damage from whatever cause, being strictly responsible for the same. Where there are different Contractors employed on the works, each shall be responsible to the other for all damage to work, to persons or property, or for loss caused by neglect, by failure to finish work at proper time and preventing each portion of the works being finished by the several Contractors at date named in this Contract for completion, or from any other cause, and any Contractor suffering damage shall call the attention of the Proprietor or Superintendent to the same, for action as laid down in Article No. 4.

EIGHTH.—The Contractor will insure the building to cover his.....interest in the same from time to time, as required; and for any loss of the Contractor by fire the owner will not, under any circumstances, be answerable or accountable; but the Proprietor shall protect himself.....by insurance to cover his.....interest when payments have been made to Contractor.

NINTH.—All work and materials, as delivered on the premises to form part of the works, are to be considered the property of the Proprietor, and are not to be removed without his.....consent; but the Contractor shall have the right to remove all surplus materials after his.....completing the works.

TENTH.—Should the Contractor fail to finish the work at or before the time agreed upon,.....shall pay to or allow the Proprietor, by way of liquidated damages, the sum of.....dollars per diem, for each and every day thereafter the said works remain incomplete.

ELEVENTH.—

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year above written.

Signed and Sealed in the presence of


Witnesses.	{	1st of the	{	SEAL.
		First part.		SEAL.
Witnesses.	{	Part of the	{	SEAL.
		Second Part.		SEAL.

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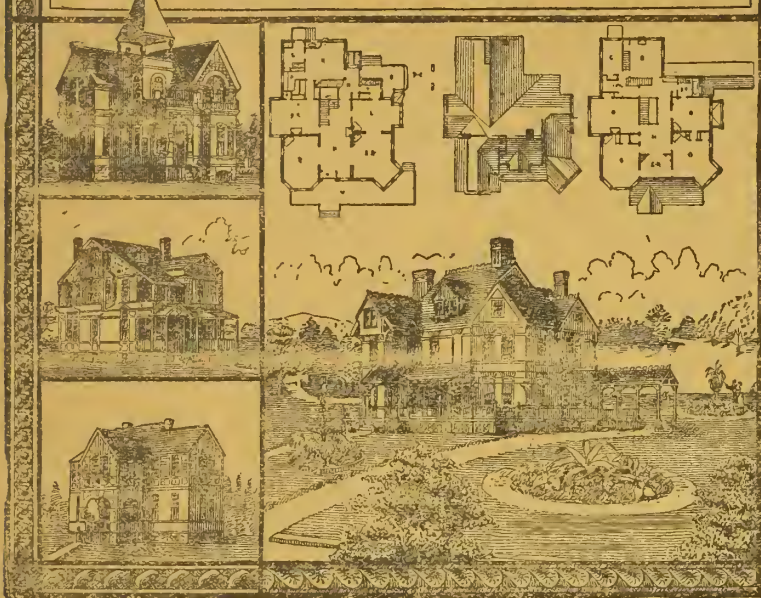
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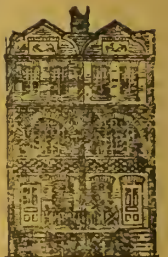
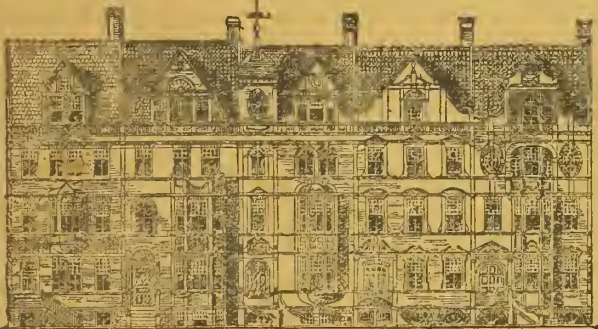
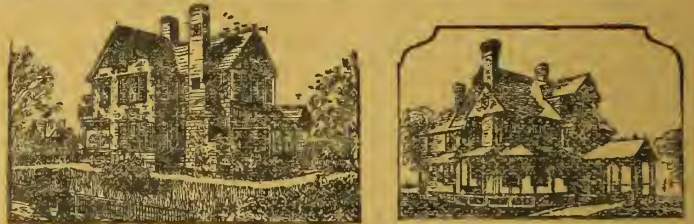
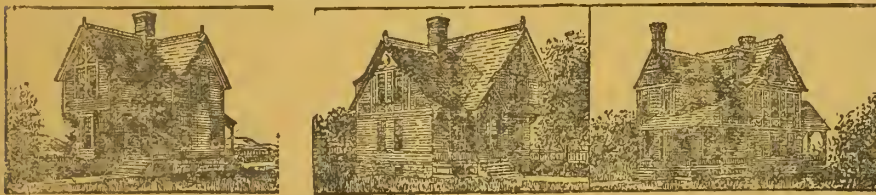
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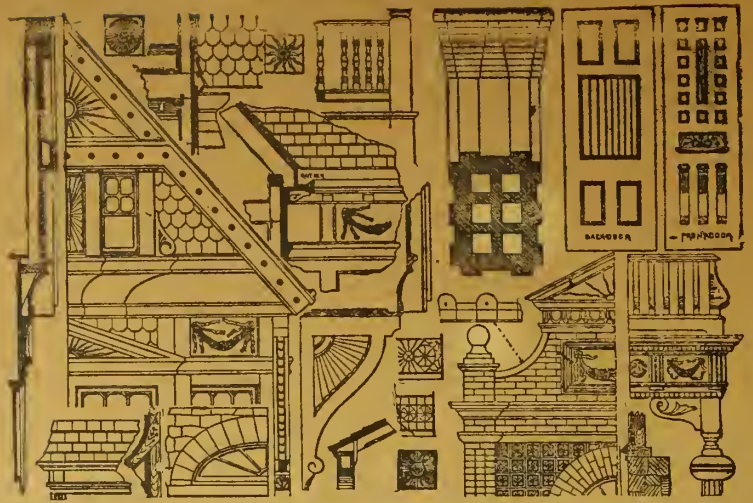
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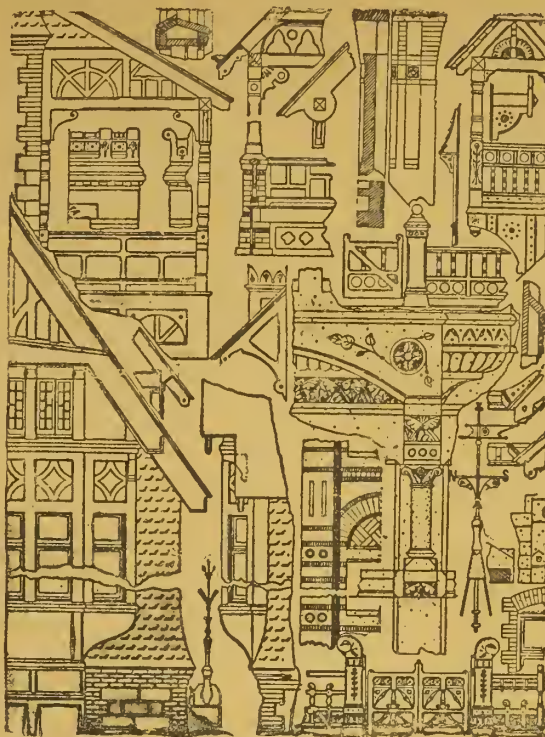
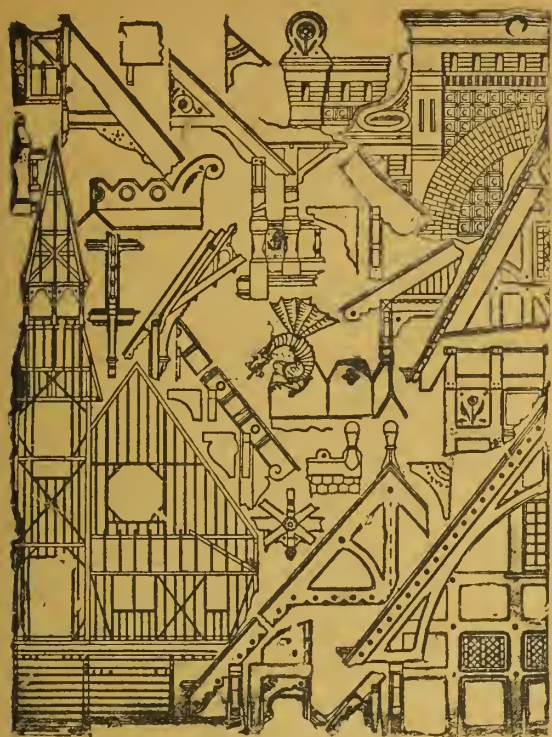
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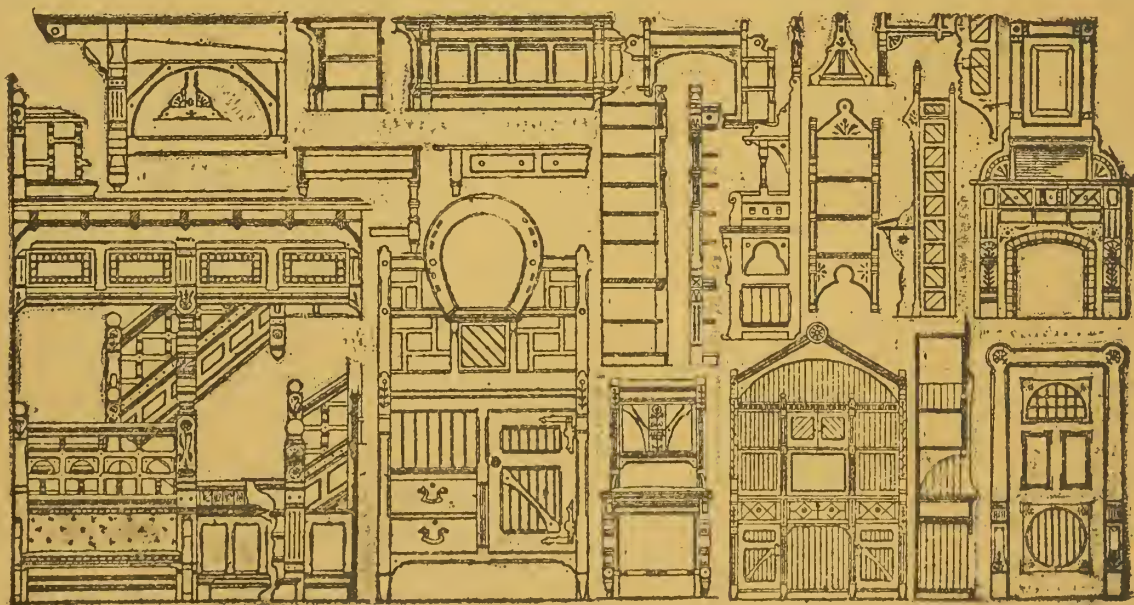
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Page 7.—Set of preliminary sketches for the Escambia County Court House, Pensacola, Fla., which were successful in an invited and paid competition. Plates 1 to 4

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